

COUNCIL
AGENDA

APR 12, 1977

THE COUNCIL OF
THE CORPORATION OF THE CITY OF MISSISSAUGA

A G E N D A

TUESDAY, APRIL 12, 1977, 9:30 A.M.

CITY COUNCIL CHAMBERS

1 CITY CENTRE DRIVE, MISSISSAUGA, ONTARIO

Prepared by: Clerk's Department
Date: April 6, 1977
Time: 12:00 Noon

NOTE: If the items are changed in any way,
you will be advised prior to the
commencement of the Meeting by the
Chairman.

COUNCILLORS AND COMMITTEE MEMBERS ARE REQUESTED TO CONTACT THE
APPROPRIATE DEPARTMENT HEADS PRIOR TO THE MEETING IF GREATER
EXPLANATION OR DETAIL IS REQUIRED WITH REGARD TO ANY ITEM ON
THE AGENDA.

J. F. Markham

Reviewed by
City Manager

1. THE LORD'S PRAYER

2. MINUTES OF COUNCIL MEETINGS: March 28, 1977
March 30, 1977

3. DEPUTATIONS

(a) FILE M-143 & M-144 - BRIARVIEW HOLDINGS INC.

Mr. Nick DiGiuseppe representing Briarview Holdings Inc., will appear before Council requesting that the Planning Department be given the authority to approve the site plan for Block F, Plan M-143 and Block V, Plan M-144, land in the "Meadows". (See attachment I-1)

(b) FILE 4-77 - BUILDING DEPARTMENT
FILE BY-LAW 67-77

Messrs. J. Baskerville and R. Slaught, representing McDonald's Restaurants of Canada Limited, will appear before Council with respect to their inability to obtain a building permit and sign permit for the property at 1730 Lakeshore Road West. This property is located on the south side of Lakeshore Road West, at Clarkson Road and is within the Clarkson-Lorne Park and Lakeshore Community Study Area. (See attachment I-2)

(c) FILE 25-77 - ZONING GENERAL
FILE 32-77 - COMMITTEE OF ADJUSTMENT

Mr. Botrie, representing Zouzelka Construction Limited, will appear before Council requesting Council to amend the provisions of AC3, section 456 of By-law 5500 for lands on the north side of Dundas Street, west of Mavis Road to extend permitted use under this zoning to permit independent automotive repair shops and related retail sales in accordance with a recent Committee of Adjustment decision.

PAGE 2
APRIL 12, 1977

3. DEPUTATIONS CONTINUED

(d) FILE T-24548 - FIELDGATE DEVELOPMENTS

Mr. Fraser McDonald, representing S. B. McLaughlin Associates Limited, will appear before Council with respect to S. B. McLaughlin Associates Limited conveyance to Fieldgate Homes Limited - proposed plan of subdivision T-24548. An area of 1.737 acres covered in this proposed plan is owned by S. B. McLaughlin Associates Limited. It is the opinion of Fieldgate Developments and S. B. McLaughlin that the levies imposed by the City regarding the 1.737 acres, should be those applicable under the McLaughlin Development Agreement as amended. This matter appeared on the General Committee agenda for April 6, 1977, and at that time, Mr. B. Clark was requested to prepare a report in this regard. It is expected that a report will be available at this meeting. (See attachment C-1)

4. PUBLIC QUESTION PERIOD

5. CORRESPONDENCE

- (a) INFORMATION ITEMS - Attachments I-1 to I-22
- (b) ITEMS REQUIRING DIRECTION - Attachment C-1

6. NOTICES OF MOTION

7. REPORTS FROM MUNICIPAL OFFICERS - Attachments R-1 to R-7

R-1 - FILE 21-77 - TENDERS (SUPPLY & APPLICATION OF MATERIALS FOR PAVEMENT MARKINGS)

Report dated April 1, 1977, from Mr. W. Taylor, Commissioner of Engineering, Works and Building, awarding tender for the supply and application of materials for pavement markings. To be received. By-law Available.

R-2 - FILE 21-77 - TENDERS (PRIMING, SPRAY PATCHING & SURFACE TREATMENT)

Report dated March 17, 1977, from Mr. W. Taylor, Commissioner of Engineering, Works and Building, awarding tender for priming, spray patching and surface treatment. To be received. By-law Available.

7. REPORTS FROM MUNICIPAL OFFICERS CONTINUED

R-3 - FILE 21-77 - TENDERS (ASPHALT PAVEMENT REPAIRS)

Report dated March 18, 1977, from Mr. W. Taylor, Commissioner of Engineering, Works and Building, awarding tender for asphalt pavement repairs. To be received. By-law Available.

R-4 - FILE 21-77 - TENDERS (CRACK SEALING OF BITUMINOUS PAVEMENT)

Report dated March 18, 1977, from Mr. W. Taylor, Commissioner of Engineering, Works and Building, awarding tender for crack sealing of Bituminous pavement. To be received. By-law Available.

R-5 - FILE 21-77 - TENDERS (ASPHALT EMULSION SLURRY SEAL SURFACE)

Report dated March 18, 1977, from Mr. W. Taylor, Commissioner of Engineering, Works and Building, awarding tender for asphalt emulsion slurry seal surface. To be received. By-law Available.

R-6 - FILE 21-77 - TENDERS (CATCHBASIN AND MANHOLE REPAIRS)

Report dated March 18, 1977, from Mr. W. Taylor, Commissioner of Engineering, Works and Building, awarding tender for catchbasins and manhold repairs. To be received. By-law Available.

R-7 - FILE 106-77 - LAKESHORE COMMUNITY
FILE 50-77 - MISSISSAUGA HYDRO

Report dated April 4, 1977, from Mr. R. Edmunds, Commissioner of Planning, with respect to Hydro Mississauga substations in the Lakeshore Community area. To be received. Resolution Available.

PAGE 4
APRIL 12, 1977

8. COUNCIL TO MOVE INTO COMMITTEE OF THE WHOLE TO CONSIDER
REPORTS FROM COMMITTEES

Verbal motion

9. COMMITTEE REPORTS

- (a) GENERAL COMMITTEE REPORT - March 30, 1977
- (b) GENERAL COMMITTEE REPORT - April 6, 1977

10. COMMITTEE TO RISE

Verbal motion

11. UNFINISHED BUSINESS - Attachment UB-2

UB-1 - FILE 25-77 - ZONING GENERAL

General Committee at its meeting held April 6, 1977, considered a letter dated March 24, 1977, from Mr. Brian Ashley with reference to proposed Commercial Building at 1706 Dundas Street East. This property is classified as an Outmoded Commercial Zone. Mr. Ashley appeared before General Committee and requested that this property be exempted from the Outmoded Commercial Zone. This matter was referred to the Planning Department for a report to this meeting. It is expected that a report will be available.

UB-2 - FILE 115-77 - CITY HALL
FILE 35-77 - REGIONAL MUNICIPALITY OF PEEL

General Committee at its meeting held April 6, 1977, considered a report dated April 5, 1977, from Mr. R. Edmunds with respect to the proposed Regional Centre Complex in the Mississauga Core Area. This matter was referred to this Council meeting without a recommendation.

12. BY-LAWS

Verbal motion for required number of readings.

- #134-77 - A By-law to authorize the City Solicitor to institute and proceed with an action. (This is an action against D.H.I. Limited to recover unpaid taxes and interest. This is as recommended by General Committee on March 30, 1977).

THREE READINGS REQUIRED

- #135-77 - A By-law to amend By-law No. 234-75, as amended. (This by-law changes the speed limit on roadways adjacent to Riverside Public School to 25 m.p.h. This is as recommended by General Committee on March 30, 1977).

THREE READINGS REQUIRED

- #136-77 - A By-law to amend By-law No. 234-75, as amended. (This by-law makes changes to the Traffic By-law as per various Council recommendations).

THREE READINGS REQUIRED

- #137-77 - A By-law to amend the penalty sections of certain by-laws. (This by-law amends the penalty sections of various by-laws to a standard penalty clause. This is as recommended by General Committee on March 30, 1977).

THREE READINGS REQUIRED

- #138-77 - A By-law to change the name of a public highway in the City of Mississauga. (Portion of First Line East being renamed Kennedy Road).

TWO READINGS REQUIRED

PAGE 6
APRIL 12, 1977

12. BY-LAWS CONTINUED

- #139-77 - A By-law to change the name of a public highway in the City of Mississauga. (Portion of Church Street being renamed Foster Road).

TWO READINGS REQUIRED

- #140-77 - A By-law to accept an Offer to Sell. (This is an offer from Northsted Group Limited for land covering 1,223 sq. ft., Pt. 16 & L7, Plan 43R-4147. Eglinton Ave. East Widening and Northsted Property. This is as recommended by General Committee on March 30, 1977).

THREE READINGS REQUIRED

- #141-77 - A By-law to execute a Lease. (This is a lease between the City and Dalewood Investments Limited for the rental of premises in the Westwood Mall Shopping Centre as an office for the Ward 5 Councillor. This is as recommended by General Committee on March 30, 1977).

THREE READINGS REQUIRED

- #142-77 - A By-law to authorize the execution of a Permission to Construct. (This is a Permission to Construct permitting the Ministry of Government Services to enter upon the lands shown as Part Lot 10, Conc. 3, S.D.S. for the purpose of constructing a 20 inch sanitary sewer force main. This is as recommended by General Committee on March 30, 1977).

THREE READINGS REQUIRED

- #143-77 - A By-law to convey certain lands in the City of Mississauga, Regional Municipality of Peel. (This By-law conveys part of lot 18, Conc. 1, S.D.S., designated as Part 9, R.P. 43R-2728 to Florence Eliza Ezard and Helen Sophia Ezard. This is as recommended by Council on February 28, 1977).

THREE READINGS REQUIRED

12. BY-LAWS CONTINUED

- #144-77 - A By-law to execute an Agreement between the Corporation of the City of Mississauga and the Ontario Humane Society for the period January 1, 1977 to May 31, 1977 with respect to the Society's dog and animal control activities within the City of Mississauga. (This is as recommended by General Committee on March 30, 1977).

THREE READINGS REQUIRED

- #145-77 - A By-law for the extension of lease for 7355 Torbram Road. (This is a lease between J.D.S. Investments Limited and the City of Mississauga. This is as recommended by General Committee on March 30, 1977).

THREE READINGS REQUIRED

- #146-77 - A By-law to authorize the execution of a Memorandum of Agreement between Canadian Pacific Limited and the Corporation of the City of Mississauga. (This is an agreement for the rental of lands for municipal parking lot. This is as recommended by General Committee on March 30, 1977).

THREE READINGS REQUIRED

- #496-76 - A By-law to change the name of a public highway in the City of Mississauga. (Portion of Main Street being renamed Randi Road).

THIRD READING REQUIRED

- #147-77 - A By-law to authorize execution of a contract for the repair of asphaltic concrete pavement and appurtenances as required by the City of Mississauga. (Contract awarded to G.W. Barr Construction and Engineering Limited).

THREE READINGS REQUIRED

PAGE 8
APRIL 12, 1977

12. BY-LAWS CONTINUED

- #148-77 - A By-law to authorize execution of a contract for the priming, spray patching and surface treatment of various streets throughout the City of Mississauga. (Contract awarded to Ambro Materials and Construction Limited).

THREE READINGS REQUIRED

- #149-77 - A By-law to authorize execution of a contract for the crack sealing of bituminous pavement at various locations throughout the City of Mississauga. (Contract awarded to Miller Paving Limited).

THREE READINGS REQUIRED

- #150-77 - A By-law to authorize execution of a contract for the asphalt emulsion slurry sealing of various streets throughout the City of Mississauga. (Contract awarded to The Flintkote Company of Canada Limited).

THREE READINGS REQUIRED

- #151-77 - A By-law to authorize execution of a contract for the repairs of catchbasins and manholes throughout the City of Mississauga. (Contract awarded to Wyvern Construction Limited).

THREE READINGS REQUIRED

- #152-77 - A By-law to execute a Quit Claim of an Easement in favour of Urban Equities Limited. (This easement is no longer required by the City over Lot 23, Plan B-19, Urban Equities Limited subdivision on Cawthra Road).

THREE READINGS REQUIRED

12. BY-LAWS CONTINUED

- #153-77 - A By-law to establish certain lands as part of the municipal highway system. (This by-law establishes Part of Lot 103, Plan STR-2 and more particularly referred to as Part 5 on a reference plan deposited in the Land Registry Office for Peel as 43R-4011 as part of Ontario Street).

THREE READINGS REQUIRED

- #154-77 - A By-law to establish certain lands as part of the municipal highway system. (This by-law establishes the land being composed of those parts of Lot 12, R.P. A-92 as part of Church Street).

THREE READINGS REQUIRED

- #155-77 - A By-law to establish certain lands as part of the municipal highway system. (This by-law establishes part of Lot 3, Conc. 3, E.H.S., as parts of Kamato Road and Ambler Drive).

THREE READINGS REQUIRED

- #156-77 - A By-law to authorize the execution of a Housekeeping Agreement between Samuel F. Investments Limited and Samuel Furstaglio, Trustee of the Samuel Frustaglio Family Trust Fund and the Corporation of the City of Mississauga. (Land being composed of Parts of Lots 31 and 32, Conc. 1, N.D.S.).

THREE READINGS REQUIRED

- #157-77 - A By-law to establish certain lands as part of the municipal highway system. (This by-law lifts a one-foot reserve shown as Block GX, R.P. 963, as part of Burnhamthorpe Road West).

THREE READINGS REQUIRED

PAGE 10
APRIL 12, 1977

12. BY-LAWS CONTINUED

- #158-77 - A By-law to authorize an application to the Ontario Municipal Board for approval of a capital expenditure in the amount of \$30,000.00 (all of which is to be debentured) for the acquisition of lands to allow for the expansion of the Dixie Road Fire Station in the City of Mississauga.

THREE READINGS REQUIRED

- #159-77 - A By-law to authorize an application to the Ontario Municipal Board for approval of a capital expenditure in the amount of \$28,000.00 (all of which is to be debentured) for the purchase of a Mini Pumper Truck by the City of Mississauga Fire Department).

THREE READINGS REQUIRED

- #160-77 - A By-law to authorize an application to the Ontario Municipal Board for approval of a capital expenditure in the amount of \$65,000.00 (all of which is to be debentured) for the construction of an extension to the existing Fire Station at 1965 Dundas Street West in the City of Mississauga.

THREE READINGS REQUIRED

- #161-77 - A By-law to authorize an application to the Ontario Municipal Board for approval of a capital expenditure in the amount of \$275,000.00 (all of which is to be debentured) for the construction of a Training Tower and other Training Facilities at 1715 Britannia Road East in the City of Mississauga.

THREE READINGS REQUIRED

- #162-77 - A By-law to authorize an application to the Ontario Municipal Board for approval of a capital expenditure in the amount of \$235,000.00 (all of which is to be debentured) for the construction of a Fire Station in the Lakeshore Area of the City of Mississauga).

THREE READINGS REQUIRED

12. BY-LAWS CONTINUED

- #163-77 - A By-law pursuant to the Municipal Act, R.S.O. 1970, c. 284, s. 361 to designate an area as an Improvement Area. (This by-law designates an improvement area to be known as the Port Credit Business Improvement District. This is as recommended by Council on October 12, 1976, Resolution #598).

TWO READINGS REQUIRED

- #164-77 - A By-law to authorize execution of a contract for the supply and application of materials for pavement markings. (Contract awarded to Niagara Pavement Marking).

THREE READINGS REQUIRED

- #165-77 - A By-law to authorize an application to the Ontario Municipal Board for approval of a capital expenditure in the amount of \$200,000.00 (all of which is to be debentured) for the installation of street lighting in the City of Mississauga).

THREE READINGS REQUIRED

- #166-77 - A By-law to authorize execution of a Purchase and Sale. (This by-law authorizes the execution of an Offer to Purchase lands from Insuh Lee being composed of part lot 6, conc. 5, W.H.S. for a proposed fire-hall site. This is as recommended by General Committee on April 6, 1977).

THREE READINGS REQUIRED

- #167-77 - A By-law to amend By-law 234-75, as amended. (This by-law makes changes to the Traffic By-law with respect to parking on Lakeshore Road West. This is as recommended by General Committee on April 6, 1977).

THREE READINGS REQUIRED

PAGE 12
APRIL 12, 1977

12. BY-LAWS CONTINUED

- #168-77 - A By-law to amend By-law 234-75, as amended.
(This by-law designates 1110 Caven Street,
3025 Queen Frederica Drive, 275 North Service
Road and 3421-3445 Fieldgate Drive as Fire
Routes. This is as recommended by General
Committee on April 6, 1977).

THREE READINGS REQUIRED

- #169-77 - A By-law to amend By-law 234-75, as amended.
(This by-law changes the Traffic By-law with
respect to prohibited turns at various locations
in the City of Mississauga. This is as recommended
by General Committee on April 6, 1977).

THREE READINGS REQUIRED

- #170-77 - A By-law to authorize execution of an Agreement
between HER MAJESTY THE QUEEN, in right of the
Province of Ontario and the City of Mississauga.
(This is an agreement for the construction of
an interchange at the Q.E.W. and Cawthra Road.
This is as recommended by General Committee on
April 6, 1977).

THREE READINGS REQUIRED

13. MOTIONS

- (a) To adopt General Committee Report of March 30, 1977.
- (b) To adopt General Committee Report of April 6, 1977.
- (c) Motion to assume works and release securities with
respect to Sheridan Homelands, Phase VII.
- (d) Motion to assume works and release securities with
respect to Sheridan Homelands, Phase VIII.
- (e) Motion to assume works and release securities with
respect to lands in area Z18 (Corsair Road Extension).
- (f) Motion to assume works and release securities with
respect to Mississauga Valleys, Phase II, R.P. 922.
- (g) To make application to the Ontario Municipal Board
for approval of City of Mississauga Restricted Area
By-law 67-77.
- (h) To approve the appointment of Mr. R. E. Crawford
to the liaison committee between the Ministry of
Natural Resources and the Municipal Engineers
Association.

13. MOTIONS CONTINUED

- (i) Motion re Zoning By-laws of the City with respect to retail uses on lands zoned Industrial 'M1'. (F. Bean)
- (j) Motion re Clarkson Works Yard.
- (k) To grant permission to Square One Shopping Centre to host Circus Vargas from July 14 - 18, 1977.
- (l) Motion re residential lot levy for the City of Mississauga. (H. McCallion)
- (m) To declare the month of May as Red Shield Appeal Month.
- (n) Motion re Credit Heights Subdivision and the authorization of the Commissioner of Engineering, Works & Building to have certain works carried out.
- (o) Motion to assume works and release securities with respect to Centerville Estates, R.P. 941.
- (p) Motion re Hydro Mississauga substation.
- (q) To amend the Procedural By-law No. 533-74.
- (r) Two (2) motions pertaining to recommendations of the Suggestion Awards Board.

14. NEW BUSINESS

15. IN CAMERA

There will be two items to be discussed In Camera.

16. BY-LAW TO CONFIRM PROCEEDINGS OF COUNCIL AT THIS MEETING

Verbal motion for required number of readings.

17. ADJOURNMENT

Verbal motion

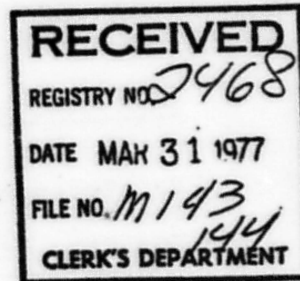
I-1

BRIARVIEW HOLDINGS INC.
105 QUEEN STREET SOUTH,
STREETSVILLE, ONT.

March 29, 1977

City of Mississauga,
Clerks Office,
1 City Centre Dr.,
Mississauga, Ont.

Re: Land in the "Meadows"
Block F, Plan M-143
Block V, Plan M-144
City of Mississauga,
Regional Municipality of Peel.



Dear Sirs:

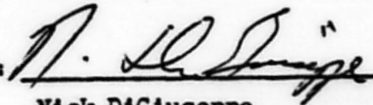
Briarview Holdings Inc., requests inclusion on the April 12, agenda of Council as a special deputation for the purpose of requesting that staff be empowered to deal with the above - mentioned blocks with regard to site plan approvals and that the various committee stages involved in site plan approval be bypassed in favour of staffs' handling of the application.

The land is presently zoned for the erection of 152 townhouse units. Fifty of these units must be built under the O.H.A.P. criteria and the signed agreements between the developer S.B. McLaughlin Associates Limited and the Ontario Government state that construction must begin by April 1977. Therefore the two or three months of committees apart from staff would not allow us to meet the April deadline.

Yours truly

BRIARVIEW HOLDINGS INC.

✓ TO BE RECEIVED.
COPY HAS BEEN SENT
TO R. EDMUNDS.

per: 
Nick DiGiuseppe

NDG/nb

c.c. Councillor Larry Taylor
c.c. Jim Lethbridge



April 5, 1977.

RECEIVED

1977 APR 5 PM 2 29

CLERK'S DEPARTMENT
CITY OF MISSISSAUGA

DELIVERED BY COURIER

Mr. Terence L. Julian,
The City Clerk,
The City of Mississauga,
1 City Centre Drive,
MISSISSAUGA, Ontario.

Dear Mr. Julian:

SUBJECT: 1730 LAKESHORE ROAD WEST, MISSISSAUGA
BUILDING PERMIT APPLICATION #5466
SIGN PERMIT APPLICATION #7213

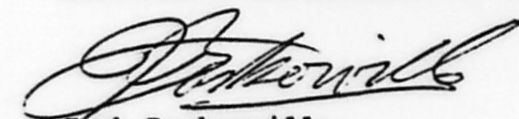


Please place me on the agenda of the next meeting of the Council of the City of Mississauga, Tuesday, April 12th, as a delegation along with Mr. R. Slaught, our legal representative of McCarthy and McCarthy, to speak to Council on the subject of the above noted applications.

Any back up information which you may require for your Councillors will be made immediately available if requested.

Yours very truly,

MCDONALD'S RESTAURANTS OF CANADA LIMITED


Jack Baskerville,
Director of Real Estate.

JB:ks

✓ TO BE RECEIVED. COPY
HAS BEEN SENT TO K. COWAN



March 30, 1977.

1-2(a)

RECEIVED
REGISTRY NO. 2429
DATE MAR 30 1977
FILE NO. B/L 67-77
CLERK'S DEPARTMENT

The City Clerk,
The City of Mississauga,
1 Civic Centre Drive,
MISSISSAUGA, Ontario.

DELIVERED

Dear Sir:

SUBJECT: 1730 LAKESHORE ROAD WEST,
MISSISSAUGA, ONTARIO.

We understand from Manufacturers Life, the owners of the above-captioned property, that you have submitted to them a Notice of Intention to have By-Law #67-77, enacted on the 14th day of February, 1977, approved by the Ontario Municipal Board.

As you know, we are affected by the change in zoning which this amending by-law contemplates, by reason of the fact that McDonald's Restaurants of Canada has agreed with the owners to purchase the above property, with the intention of carrying on a McDonald's restaurant business on the site. In this connection, McDonald's has expended several thousand dollars, and a considerable amount of time in meeting with the various members of the City of Mississauga Planning and Building Departments in order to comply with the municipal building and zoning restrictions as they existed prior to the enacting of this amended by-law.

As you are aware, the proposed by-law as amended has the effect of preventing McDonald's from carrying on business on the above site.

Continued.../2

McDonald's

/2

I-2(b)

The City Clerk

March 30/77

In view of the foregoing, we hereby give you formal notice of
our objection to the proposed by-law.

Yours very truly,

MCDONALD'S RESTAURANTS OF CANADA LIMITED



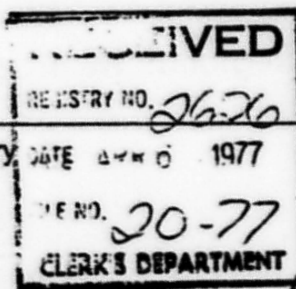
Kenneth M. Fong,
Corporate Counsel.

KMF:ks



Office of the
Treasurer
of Ontario

Ministry of Treasury
Economics and
Intergovernmental
Affairs



16/965-6361

Frost Building
Queen's Park
Toronto Ontario

1-3

Dear Mrs LeFeuvre -

This letter is in response to your letter of March 15 containing the City of Mississauga resolution requesting an extension to the tax exemption for legions.

It has been this Government's policy to limit not expand the number of property tax exemptions. This position has been clear from the initiation of payments in lieu of taxes on hospitals, jails, colleges and universities under section 304 of The Municipal Act and in the proposals for property tax reform presented last year. This trend has been supported by the Report of the Commission on Property Tax Reform which recently reported to the Government. The Government will be studying the Blair Report very carefully before any changes are implemented, and I do not intend to propose amendments to the existing legislation while this study is in progress.

None of the above, however, precludes a municipality from making a grant to an organization under section 248a of The Municipal Act.

Yours sincerely,

W. Darcy McKeough
Treasurer of Ontario

Mrs. Joan J. LeFeuvre (Mrs.)
Committee Co-ordinator,
The Corporation of the City of Mississauga,
1 City Centre Drive,
MISSISSAUGA, Ont.
LSB 1M2

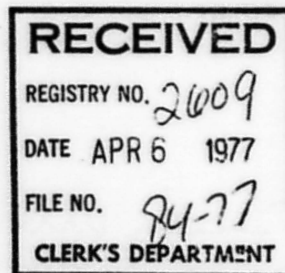
c.c.: Premier Wm. G. Davis
Mr. T. Jones, M.P.P.
Mr. R.D. Kennedy, M.P.P.
Mr. M.E. Gregory, M.P.P.



The Regional Municipality of Peel

April 4th, 1977.

Mr. T. Julian,
Clerk,
City of Mississauga,
1 City Centre Drive,
Mississauga, Ontario.
L5B 1M2



Dear Sir:

Subject: Beemer Avenue Sanitary Sewer
Your File No. 84-77

I acknowledge receipt of your letter dated March 29, 1977 with respect to the construction of the above sanitary sewer under the provisions of the Local Improvement Act.

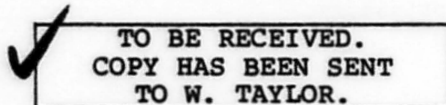
As a result of your request, Council again considered the matter of this sanitary sewer at its meeting of March 31st, 1977 with specific reference to a report which was prepared by the Regional Solicitor.

In the end, however, both your communication and the above mentioned report were formally received, without further action, by Regional Council.

Richard L. Frost, M.A.,
Regional Clerk.

RLF/lr

cc: B. A. Jackson, 1386 Beemer Avenue, Mississauga





Ontario

Ministry of
Transportation and
Communications

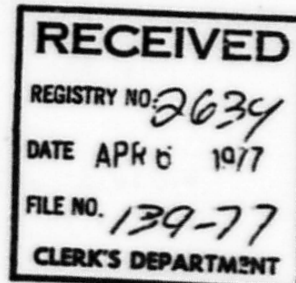
Mrs. T. Judson - Clerk

Central Region,
3501 Dufferin Street,
Downsview, Ontario.
M3K 1N6

April 4, 1977.

TO: ALL MUNICIPAL CLERKS
CENTRAL REGION

RE: METRIC CONVERSION OF SPEED LIMITS



Officials of several municipalities have expressed some concern relative to the fast approaching deadline for metric conversion particularly with respect to traffic regulation and control devices.

As you may be aware, all of the provinces have now accepted the Federal Government timing. The period from September 1st, 1977 to September 30th, 1977 has been designated as a changeover period for speed limits. The legality of non-metric signs will end at midnight on September 30th, 1977 and metric signs will be legal from September 1st, 1977 on.

In order to facilitate the changeover this Ministry intends to proceed with the introduction of an "umbrella" clause when the Highway Traffic Act is amended which will have the effect of automatically converting to metric parameters all existing and relevant speed by-laws of a municipality.

The changes in rates will be according to the following table:

✓ TO BE RECEIVED.
COPY HAS BEEN SENT

..... /2

I-5(a)

TABLE

<u>Miles per Hour</u>	<u>Kilometres per Hour</u>
5	10
10	15
15	20
20	30
25	40
30	50
35	60
40	60
45	70
50	80
55	90
60	100

While it will not be mandatory for municipalities to pass a by-law to effect the change, it would be desirable in the interest of clarity and to facilitate enforcement procedures for municipalities to amend existing by-laws in the near future. An opportune time would be at the date of your next amendment or as soon as it is convenient for council.

With respect to the changeover of signing, it should be noted that overlays are available from the suppliers and consideration should be given to their use in the interests of economy. It is desirable that new signs be installed only when replacement is necessary. If you wish advice on supplies, our District Offices will be in a position to provide you with information. All costs for signing changes will be eligible for subsidy under the normal arrangements, however, it should be noted that expenditures involved in the changeover will have to be met within the normal allocation of subsidy funds.

If further information or advice is required on this matter, please contact your District Municipal Engineer.

A copy of this letter is included for the information of Road Superintendent or Engineer.

Yours sincerely,

J. A. Allen



Ontario

The Liquor
Licence Board
of Ontario

Cable Address
"Dispensont"
Telex 02-29592
416/985-4691

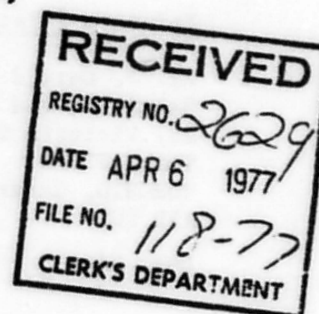
55 Lake Shore Blvd. East
Toronto, Ontario
M5E 1A4

I-6

Refer to file:645-C-77

April 4th, 1977,

Mr. T. L. Julian
Clerk, City of Mississauga
1 City Centre Drive,
MISSISSAUGA, Ontario.
L5B 1M2



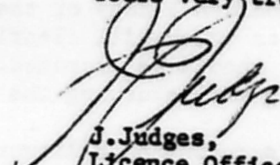
Dear Sir;

Re:BUCCANEER SEA FOOD AND STEAK HOUSE
7355 TORBRAM ROAD,
MISSISSAUGA, L4T 1G8

Enclosed is a copy of a covering letter indicating that formal application may be made to this Board for the issuing of a liquor licence with respect to an establishment located in your municipality.

The purpose of advising you in advance of a pending public meeting is to enable Council to make representation to the Board in writing or to attend the public meeting which will be advertised in the press at the appropriate time.

Yours very truly,


J. Judges,
Licence Officer.

JJ/av

TO BE RECEIVED.



Ontario

I-6(a)

The Liquor
Licence Board
of Ontario

55 Lake Shore Blvd. East
Toronto, Ontario
M5E 1A4

4691

April 4th, 1977,

Refer to file: 645-C-77

Mr. J. Gerald Paul,
Barrister and Solicitor,
277 Victoria Street,
Third Floor,
TORONTO, Ontario.
M5B 1W2

Dear Sir;

Re: BUCCANEER SEA FOOD AND STEAK HOUSE
7355 TORBRAM ROAD,
MISSISSAUGA, L4T 1G8

We were pleased to receive your completed questionnaire indicating your continued interest in obtaining a liquor licence. Our local Inspector has also been requested to submit a report on the physical and operative features of your establishment.

Enclosed herewith is a formal application form which should be completed and returned. In addition, would you please provide the documentation requested on the attached list.

Shortly we will be advertising the fact that you have applied for a licence and a date will be set for a public hearing in order that you can present your submission and the public may make representation. The cost of advertising will be billed to you in due course.

We enclose a copy of the Liquor Licence Act 1975 and Regulations which will clearly indicate how your premises, if approved, should be operated. Please acknowledge receipt of same by signing and returning the enclosed receipt.

The securing of a liquor licence is not a difficult or a complicated procedure and matters will proceed rapidly if requested forms and documentation are received. Please feel free to contact us should you have any questions or if we can assist you in any way.

Yours very truly,

J. Judas
Licence Officer.

Glass Container Council of Canada

Suite 1310, 67 Yonge Street, Toronto, Ontario M5E 1J8 Telephone (416) 364-4109

April 4, 1977

Mr. M. Dobkin
Mayor
City of Mississauga
1 City Centre Drive
MISSISSAUGA, Ontario

Dear Mayor Dobkin:

Your community is, like all Ontario centres, much affected by concerns and problems associated with soft drink containers. Family-size non-returnable bottles are not a major litter and waste problem. Many people believe cans are.

In view of this, we thought you might like to have copies of the public information campaign undertaken by the Glass Container Council of Canada. In it, we endeavour to state our concerns over the latest, confused direction taken by the government, and the inequities contained in control regulations now advanced.

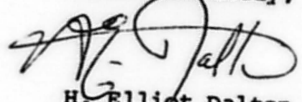
We believe the public of Ontario has not had the opportunity to be fully informed on all aspects of the container controversy, nor has it had the opportunity to express opinions on new regulations proposed and those about to be implemented.

Our contention is that the government's policy has become one that produces no significant gain for the environment, eliminates advantages to the consumer through curtailment of competition in the marketplace, and most unfairly hits one segment of the soft drink industry -- the Canadian-owned glass container producers -- with a serious burden of job losses running into the hundreds, at the very time when unemployment is at its highest point in many years.

At the same time, the U.S.-controlled metal can companies will be in a position to win greater advantages in the marketplace.

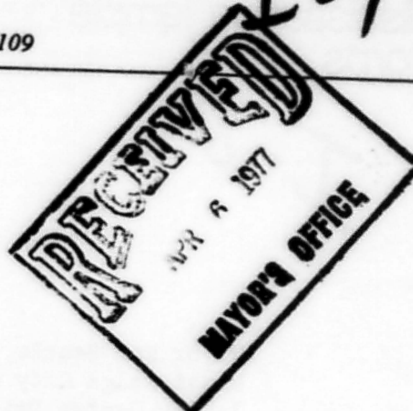
Your own views on this situation would be appreciated. Please feel free to write or telephone this office should there be any further information we can supply.

Yours sincerely,


H. Elliot Dalton
Executive Director

Encls.

TO BE RECEIVED.



THE SALVATION ARMY
Mississauga Temple
Corps

I-8

3173 Cawthra Road,
Mississauga, Ontario
L5A 2A4
Office: 279-3941/7525
Res: 279-1450



William Booth
Founder
Clarence Wiseman
General
Arnold Brown
Territorial Commander



February 18, 1977

Mayor Ron Searle,
Mississauga City Council,
1 City Centre Drive,
Mississauga, Ontario
L5B 1M2

Your Worship & Councillors:

We would like to request permission from the members of the City Council for our Annual Red Shield Appeal to be held during the month of May 1977.

As you know, The Salvation Army is continually expanding its services to the City of Mississauga and this year our objective has been set at \$60,000.00.

To assist us in our Campaign, it would be most helpful if City Council would proclaim the month of May as Salvation Army Red Shield month and consider a resolution similar to that issued last year (# 201).

The date that has been set for our Residential Blitz is Monday, May 2nd.

Thank you for your consideration of this request. Please be assured that The Salvation Army stands ready to serve, with you, the citizens of Mississauga.

Yours sincerely,

Robert Ratcliff
Robert Ratcliff
(Captain)

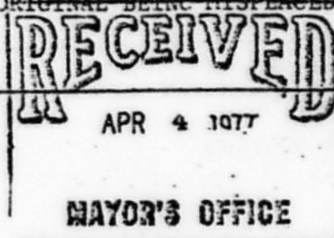
RR/dm

✓ TO BE RECEIVED.
RESOLUTION AVAILABLE

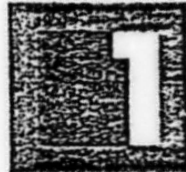
DELIVERED BY HAND ON APRIL 4/77
DUE TO ORIGINAL BEING MISPLACED

March 7, 1977

The Mayor & Members of Council,
The City of Mississauga,
City Hall,
1 City Centre Drive,
Mississauga, Ontario



I-9



Dear Mr. Mayor & Members of Council:

Last year, during July, we introduced Circus Vargas to Mississauga. Thousands of visitors from our city and out-of-town were thrilled and excited by the top circus acts performed by the second largest circus on the North American continent. The event did not present any problems whatsoever. It was well organized, kept clean at all times and safety standards were met.

Today we are asking you to grant permission to Square One Shopping Centre to host Circus Vargas with their 1977 programme and a new tent on our property (north-west parking lot) from July 14-18, 1977 and we would like to apply for any license or permit that may be required for a circus production in our city.

We look forward to hearing from you soon and thank you for your consideration.

Yours sincerely,
SQUARE ONE SHOPPING CENTRE

George Becher,
Manager

GB/br

✓ TO BE RECEIVED
RESOLUTION AVAILABLE

Y1



Office of the
Deputy Minister

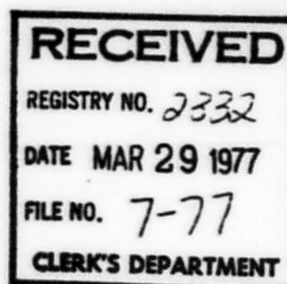
Ministry of
Natural
Resources

416/965-2704

Whitney Block
Queen's Park
Toronto Ontario

March 24, 1977

Mr. T. L. Julian, Clerk
City Hall
1 City Centre Drive
Mississauga, Ontario
L5B 1M2



Dear Mr. Julian:

Perhaps you may be aware that the Ministry of Natural Resources and the Municipal Engineers Association established a liaison committee in 1976. The committee is comprised of five members from the MEA, five from the MNR and one each from the Conservation Authorities and the Committee of the Chairmen of the Conservation Authorities. Senior members of our Ministry, headed by Assistant Deputy Minister Mr. J. W. Giles, have been assigned to serve on this committee.

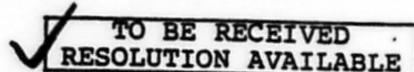
The committee meets on a regular basis, about five or six times a year. The exchange of information has proved to be a valuable asset to both the organizations.

The Executive Committee of the MEA has recommended the appointment of Mr. R. Crawford to serve as one of their representatives on this committee. We would endorse this recommendation and would appreciate it if you would take this recommendation to your Council for ratification.

On behalf of the Ministry, I would like to take this opportunity of thanking your municipality and Mr. Crawford for his valuable assistance in the past and look forward to our continued association in the future.

Yours sincerely,

J. K. Reynolds
Deputy Minister

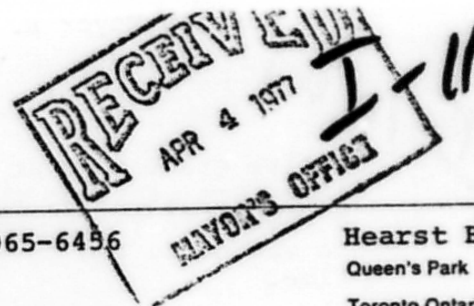




Office of the
Minister

Ministry of
Housing

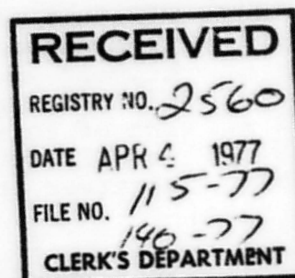
416/965-6456



Hearst Block
Queen's Park
Toronto Ontario
M7A 2K5

March 29, 1977.

His Worship Mayor R. A. Searle,
City of Mississauga,
1 City Centre Drive,
Mississauga, Ontario.
L5B 1M2



Dear Mayor Searle:

Re: Housing Study Grant - City
of Mississauga

I am pleased to hear that you and Mr. L. H. Parsons, Chairman of the Region of Peel, have agreed on a framework for advancing the Mississauga Core Study. I concur with this new proposal, as described in Mr. Parson's letter dated March 7, 1977, and your supporting letter dated March 18, 1977. At this time, I also confirm that Mrs. Diana Santo will represent this Ministry on the Study Steering Committee.

In accordance with the above, I hereby approve a \$100,000.00 grant to the City of Mississauga to finance, in part, the Mississauga Core Study. These funds are being forwarded with the understanding that the developers benefitting from the project will make a similar contribution to the total study costs. The Ministry's grant will be provided by the Ontario Housing Action Program.

Recognizing the urgency of this matter, as it relates to the proposed Official Plan and the release of land for residential development, I have agreed to advance the

✓ TO BE RECEIVED.
COPY HAS BEEN SENT
TO R. EDMUNDS.

(continued)

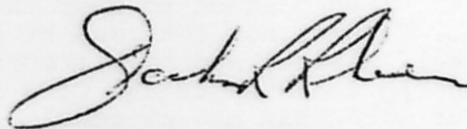
I-11(a)
His Worship Mayor R. A. Searie

entire grant so that Council can effect an immediate start on the study. To this end, a cheque in the amount of \$100,000.00 will be forwarded to the City in two or three weeks time.

To support this Ministry's involvement I will require that the terms of reference for the study and the selected consultant's submission, as adopted by Council, be forwarded to Mrs. Santo for Ministry acceptance. I further support your suggestion that the term of the study be approximately six months. If at the end of this period the study is not complete, we will review our funding arrangement and take whatever action seems appropriate at that time.

In agreeing to the above, I am assuming that Council will continue to support and further this Ministry's objectives in the City of Mississauga. Please convey my appreciation to your Council and staff.

Yours sincerely,



John R. Rhodes,
Minister.



Environmental
Assessment
Board

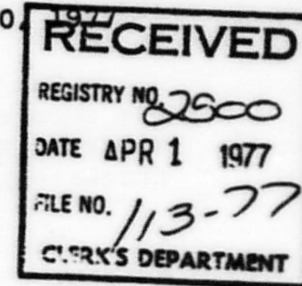
965-2531

1 St. Clair Avenue West
Toronto, Ontario
M4V 1K7

March 30, 1977

REGISTERED

Mr. T. L. Julian,
Clerk,
City of Mississauga,
1 City Centre Drive,
Mississauga, Ontario.
L5B 1M2



RE: REGIONAL MUNICIPALITY OF PEEL -
CITY OF MISSISSAUGA - Proposed
Waste Disposal Site for Landfilling -
NOTICE OF PUBLIC HEARING

Dear Mr. Julian:

The Regional Municipality of Peel has applied to the Ontario Ministry of the Environment for a Certificate of Approval for a waste disposal site for landfilling to serve the Regional Municipality of Peel including the Cities of Mississauga and Brampton and the Town of Caledon, in accordance with Section 38 of The Environmental Protection Act, 1971, as amended.

An examination of the plans shows that the waste disposal site is proposed to be located immediately west of Second Line West and one thousand feet south of Britannia Road on part of the north half of the east half of Lot 3 and part of the east half of Lot 4 and part of the south half of the east half of Lot 5, Concession III, west of Hurontario Street in the City of Mississauga, Regional Municipality of Peel (formerly the Town of Mississauga, County of Peel) more particularly designated as Parts 1 and 2 on Deposited Reference Plan 43R-4315.

This is to give notice that the Environmental Assessment Board shall, before the Director issues or refuses to issue a Certificate of Approval under Section 39 of the said Act, on the 26th day of April, 1977 at 10:30 o'clock in the morning, local time, in the Royal Canadian Legion Hall, Branch #139, 101 Church Street, Streetsville, Ontario, hold a public hearing pursuant to

✓ TO BE RECEIVED. COPY HAS

NOTE: Enclosed material is

I-12(a)

- 2 -

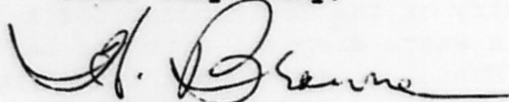
Section 33a(1) and 33d(1) of the said Act. The purpose of the hearing is to enable the Board to obtain information and to hear the views of the public so that it can make recommendations in respect of the proposed waste disposal site.

The Board will publish a notice of the public hearing in the form enclosed in The Mississauga News and the Mississauga Times on Wednesdays, April 6, 13 and 20, 1977 and in the Streetsville Booster on Tuesday, April 5, 1977.

The Board will provide at least 15 days' notice of the hearing to the owners and/or occupants of lands upon which or adjoining which the waste disposal site is proposed to be located.

The Board also requires, in accordance with the terms of the form of notice enclosed, that you keep available in your office a copy of the proposal for inspection during normal business hours by any person who wishes information regarding the project. This copy of the proposal is enclosed herewith.

Yours very truly,



H. Browne, P.Eng.,
Environmental and Engineering Advisor,
Environmental Assessment Board.

HB:br
Encl:

cc: Mr. R. Searle,
Mayor,
City of Mississauga.

1-12/6

TRILLIUM SYMBOL
ENVIRONMENTAL ASSESSMENT BOARD
NOTICE OF PUBLIC HEARING
PROPOSED WASTE DISPOSAL SITE
REGIONAL MUNICIPALITY OF PEEL
CITY OF MISSISSAUGA

The Ministry of the Environment has received an application by the Regional Municipality of Peel for a waste disposal site for landfilling to serve the Regional Municipality of Peel including the Cities of Mississauga and Brampton and the Town of Caledon, proposed to be located immediately west of Second Line West and one thousand feet south of Britannia Road on part of the north half of the east half of Lot 3 and part of the east half of Lot 4 and part of the south half of the east half of Lot 5, Concession III, west of Hurontario Street in the City of Mississauga, Regional Municipality of Peel (formerly the Town of Mississauga, County of Peel) more particularly designated as Parts 1 and 2 on Deposited Reference Plan 43R-4315.

The Environmental Assessment Board will conduct a public hearing to obtain information and to hear the views of the public so that it can make recommendations in respect of the proposed waste disposal site. Written and oral submissions may be made to the Board at the hearing. The Board will not consider any submissions regarding the proposal after the hearing has been closed.

I-12(c)

- 2 -

The hearing will be held on April 26, 1977 at 10:30 o'clock in the morning, local time, in the Royal Canadian Legion Hall, Branch #139, 101 Church Street, Streetsville, Ontario.

Plans of the proposed landfill site will be available for examination and inspection during normal business hours in the office of the Clerk of the City of Mississauga, 1 City Centre Drive, Mississauga, Ontario, in the office of the Clerk of the Regional Municipality of Peel, 150 Central Park Drive, Bramalea, Ontario, and in the office of the Environmental Assessment Board, 5th Floor, 1 St. Clair Avenue West, Toronto, Ontario, M4V 1K7.

STATUTORY REFERENCES

The Environmental Protection Act, 1971, (S.O. 1971, Chapter 86, as amended).

T. M. Murphy,
Secretary,
Environmental Assessment Board.



Ontario

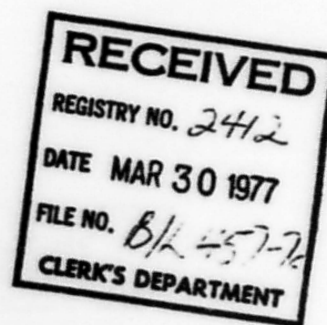
Ministry of
Housing
416/965-3328

Plans Administration Division

56 Wellesley St. West
8th Floor
Toronto, Ontario
M7A 2L6

March 24, 1977

Mr. T.L. Julian
Clerk
City of Mississauga
1 Centre Drive
Mississauga, Ontario
L5B 1M2



Dear Mr. Julian:

Subject: Regulation to Revoke the Minister's
Zoning Order, Reed Paper Limited
City of Mississauga

Ontario Regulation No. 870/74 has been revoked
as By-law 457-76 to regulated the use of the subject
land has been adopted by Council and approved by the
Ontario Municipal Board.

A duplicate original copy of the revoking regulation,
Ontario Regulation No. 166/77 is enclosed for lodging
in your office as required under Section 32(5a) of
The Planning Act.

Yours truly,

Ron Kennedy
Senior Planner
Operations & Development
Control Branch

Encl:

✓ TO BE RECEIVED. COPY HAS
BEEN SENT TO B. CLARK, R.
EDMUNDS AND K. COWAN

1127
Ont. Reg. 166/77
Filed - March 21, 1977
Published - April 9, 1977

February 8, 1977

REGULATION TO REVOKE
ONTARIO REGULATION 870/74
MADE UNDER
THE PLANNING ACT

1. Ontario Regulation 870/74 is revoked.

Minister of Housing

Dated at Toronto,
this 11 day of
March, 1977.



Ontario
Municipal
Board

RECEIVED

REGISTRY NO. 2251

DATE MAR 25 1977

FILE NO. 32-77

CLERK'S DEPARTMENT

416/965-1912

180 Dundas St. West,
Toronto, Ontario.
MSG 1E5

Quote File Number
A 761135

March 23rd, 1977.

Mr. C. J. Weiler,
Barrister, Solicitor, Notary,
207 McCaul Street,
Toronto, Ontario.
M5T 1W6

Dear Sir:

Re: Appeal by Margaret Macauley from
a decision of the Committee of
Adjustment of the City of Mississauga
Submission A 135/76

Receipt is acknowledged of your letter of
March 17th advising the above appeal to this Board
has been abandoned.

In view of such notice I am directed to
advise the hearing by the Board on this matter
scheduled to be held on May 12th, 1977, has been
cancelled.

The Order of the Board will follow.

Yours truly,

K. C. Andrews,
Secretary.

- cc - Clerk, City of Mississauga. ✓
- Secretary-Treasurer, Committee of Adjustment.
- Clerk, Region of Peel.

✓ TO BE RECEIVED.
COPY HAS BEEN SENT TO
R. EDMUNDS & B. CLARK

I-14

C
O
P
Y

I-10

Hans G. Schmidt,
34 Alpha Mills Rd.,
Streetsville, Ont.

March 17th, 1977

City Council,
City Hall,
Square I,
Mississauga, Ont.

RE: ANIMAL BYLAW

Dear Sirs,

I read in the Mississauga News Dated March 16th, 1977, that cats will be exempt from the proposed bylaw to make it illegal to have pets run lose.

I do not understand, how anybody in his or her right mind can propose and agree to such an exemption, pet owners excluded.

Every do-gooder seems to think of the poor poor pets, but nobody thinks of the property owners, who do not want pets around to mess up his or her lawn, flower beds or sand boxes for children. Do these people have to suffer for the convenience of the cat lovers?

Last year we planted a beautiful flower bed with approximately 150 Tulips and other bulbs in front of our house. Everything seemed fine until the darn cats got into it and ripped about half of the plants out and destroyed them. Do you really think that this is a pleasant sight?

We also have a pool in our back-yard and like to lay on the grass in the sun. That is also impossible because every day we have to clean cat excreme out of the grass. (I just cleaned up 30 piles and have to do it again). The grass is full of dark green spots where cats made their business.

Why are in our society always those people protected who annoy other people and those people have no rights.

I feel that it is about time that city council stops being afraid to get re-elected and does something to protect the people who do not like cats around instead of the cats and their irresponsible owners.

I remain, yours truly,

Mr. Hans G. Schmidt.

✓ TO BE RECEIVED. COPY
HAS BEEN SENT TO K.
COWAN

RECEIVED	
REGISTRY NO.	2315
DATE	MAR 29 1977
FILE NO.	146-77
CLERK'S DEPARTMENT	

BUILDING, ZONING & LICENSE DEPT.		
DATE REC'D: MAR 28 1977		
BUILDING DEPT FILE:		
Route To:	Rec'd By	Date



I-16

March 23rd, 1977

Mr. L. M. McGillivary
Deputy City Clerk,
City of Mississauga,
1 City Centre Drive,
MISSISSAUGA, Ontario



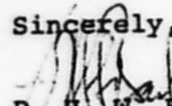
Dear Sir:

Your File No. 7-76
Appointment to Board of Governors
Oaklands Regional Centre

We are pleased to advise that Mrs. Hazel McCallion
has been appointed to serve on the Board of Governors
of Oaklands Regional Centre.

We were awaiting the occasion of our Annual Meeting to
announce the appointments but since the date has been
somewhat delayed this year we felt this should be made
known at this time. We have had the pleasure of Mrs.
McCallion's attendance at one of our Board meetings
so far and we are most appreciative of her knowledgeable
assistance to the Board.

Sincerely,


D. H. W. Bath,
Executive Administrator

db:em

TO BE RECEIVED.

OAKLANDS REGIONAL CENTRE, 53 Bond Street, Oakville, Ontario, Box 545, L6J 1L8, (416) 844-7864



The Peel Board of Education

Director of Education and Secretary • Superintendent of Academic Affairs • Superintendent of Business Affairs and Treasurer
J.A. Fraser, B.A., M.Ed. M.L. Townsend, B.A. H.J.A. Brown, B.A.

Mr. T. L. Julian, Clerk,
The Corporation of the City of Mississauga,
1 City Centre Drive,
Mississauga, Ontario, L5B 1M2.

March 25, 1977



Dear Sir:

Re: 1977 Education Requisition

Attached are particulars of this Board's requisition upon your municipality of the net sums required to meet the estimated expenditures of the Board for the calendar year ending December 31st, 1977 for Public and Secondary School purposes, in accordance with the provisions of Section 205, The Education Act, Province of Ontario.

This requisition includes adjustments for any under or over requisition in 1976 and revises the tentative 1975 under or over requisition which was reflected in the 1976 requisition.

This requisition is subject to adjustment after final calculation of the apportionment of the total requirement for 1977. Any such adjustment will be applied against the requisition for 1978.

The amount of the 1977 requisition upon your municipality is as follows:

For Public School Purposes	25,315,130
For Secondary School Purposes	26,306,356
Total	<u>\$51,621,486</u>

A summary of the Board's complete budget estimates for 1977 is enclosed.

Yours truly,

J. A. Fraser
Director of Education

TO BE RECEIVED.

C.C. Mr. W.H. Munden, Treasurer
55 City Centre Drive

NG/nc
Encl.

The Peel Board of Education

Director of Education and Secretary • Superintendent of Academic Affairs • Superintendent of Business Affairs and Treasurer
J.A. Fraser, B.A., M.Ed. C. L. Dobson, M.A. H.J.A. Brown, B.A.

I-17(a)

The Corporation of the City of Mississauga

1977 Education Requisition

The following is an outline of the quarterly instalment amounts due this Board during 1977.

Total 1977 Requisition Upon Your Municipality	\$ <u>51,621,486.00</u>
Therefore Quarterly Instalments Should Be -	<u>12,905,371.50</u>
<u>Due Dates</u>	<u>Amounts Due</u>
March 31 Instalment	\$ <u>12,905,371.50</u>
June 30 Instalment	<u>12,905,371.50</u>
September 30 Instalment	<u>12,905,371.50</u>
December 15 Instalment	<u>12,905,371.50</u>
	\$ <u><u>51,621,486.00</u></u>

NG/nc

J-17(b)

THE PEEL BOARD OF EDUCATION

1977 Requisition - Elementary Schools

Municipality The Corporation of the City of Mississauga

Share of gross 1977 requirement excluding Telephone
& Telegraph Revenue & Payments in lieu of Taxes

.67558 of \$ 36,551,330 \$ 24,693,347

Estimated Telephone & Telegraph Revenue & Payment in
Lieu of Taxes

603,720

Break-Even Requirement

25,297,067

Adjustments of Prior Years

Add: Under Requisition re 1976 and
adjustments re 1975

18,063

Subtract: Over Requisition re 1976
and adjustments re 1975

-

Net Requisition for 1977

\$ 25,315,130

NG/nc

I-17(c)

THE PEEL BOARD OF EDUCATION
1977 Requisition - Secondary Schools

Municipality The Corporation of the City of Mississauga

Share of gross 1977 requirement excluding Telephone
& Telegraph Revenue & Payments in lieu of Taxes

.68432 of \$ 36,850,266 \$ 25,217,374

Estimated Telephone & Telegraph Revenue & Payment in
Lieu of Taxes

398,839

Break-Even Requirement

25,616,213

Adjustments of Prior Years

Add: Under Requisition re 1976 and
adjustments re 1975

690,143

Subtract: Over Requisition re 1976
and adjustments re 1975

-

Net Requisition for 1977

\$ 26,306,356

NG/nc

The Peel Board of Education

Director of Education and Secretary • Superintendent of Academic Affairs • Superintendent of Business Affairs and Treasurer
J.A. Fraser, B.A., M.Ed. C. L. Dobson, M.A. H.J.A. Brown, B.A.

I-17(a)

The following is a summary of the estimated revenues for 1977.

<u>Supporting Municipalities</u>	<u>Requisition Net Amount</u>	<u>% of Total</u>	<u>Estimated Provincial Contributions Operating</u>	<u>Estimated Other Revenues</u>
Brampton	20,503,870	27%	16,451,221	1,411,385
Caledon	3,807,679	5%	3,046,522	261,368
Mississauga	51,621,486	68%	41,432,704	3,554,600
TOTAL	<u>75,933,035</u>	<u>100%</u>	<u>60,930,447</u>	<u>5,227,353</u>



A 77158

I-18

Ontario Municipal Board

IN THE MATTER OF Section 42
of The Planning Act (R.S.O.
1970, c. 349) as amended,

- and -

IN THE MATTER OF an appeal by
G. Ruth Grey from a decision
of the Regional Municipality
of Peel Land Division Committee

RECEIVED	
REGISTRY NO.	2460
DATE	MAR 31 1977
FILE NO.	66-77
CLERK'S DEPARTMENT	

APPOINTMENT FOR HEARING

G. Ruth Grey having appealed from a decision of the Regional Municipality of Peel Land Division Committee dated the 6th day of January, 1977, whereby the Committee dismissed her application for consent to the conveyance, mortgage or charge or to an agreement for the sale and purchase of a parcel of land having an area of 53,000 square feet and being composed of part of Lot 14, according to Registered Plan 331, formerly in the Town of Mississauga, now the City of Mississauga;

THE ONTARIO MUNICIPAL BOARD hereby appoints Friday, the 27th day of May, 1977 at the hour of two o'clock (local time) in the afternoon at the Bramalea Civic Centre, Bramalea for the hearing of all persons who desire to be heard in support of or in opposition to the appeal.

If you do not attend and are not represented at this hearing, the Board may proceed in your absence and you will not be entitled to any further notice of the proceedings.

In the event the decision is reserved persons taking part in the hearing may request a copy of the decision from the presiding Board Member. Such decision will be mailed to you when available.

DATED at Toronto this 30th day of March, 1977.

ACTING SECRETARY

✓ TO BE RECEIVED.
COPY HAS BEEN SENT TO
R. EDMUNDS & B. CLARK

I-19



A 76883

Ontario Municipal Board

IN THE MATTER OF Section 42 of
The Planning Act (R.S.O. 1970,
c. 349) as amended

- and -

IN THE MATTER OF an appeal by
Vincenzo Russo and Cua Schirripa
from a decision of the Regional
Municipality of Peel Land
Division Committee



BEFORE:

W. SHUB, Q.C.
Chairman

- and -

D. S. COLBOURN
Member

MONDAY the 28th day of
MARCH, 1977

UPON APPEAL from a decision of the Land Division
Committee dismissing an application for consent to
convey lands being composed of part of Lot 2, according
to Registered Plan A-15, formerly in the Town of
Mississauga and now in the City of Mississauga;

THE BOARD ORDERS that this appeal is hereby allowed,
the decision of the Land Division Committee set aside
and the application for severance is hereby granted in
accordance with an agreement filed with the Board by the
Regional Municipality of Peel dated the 11th day of
January, 1977 and an agreement filed with the Board by
the Corporation of the City of Mississauga dated the
5th day of January, 1977;

✓ TO BE RECEIVED. COPY HAS
BEEN SENT TO B. CLARK, R.
EDMUNDS & K. COWAN

I-19(a)

- 2 -

A 76663

AND THE BOARD ORDERS that its order made herein on the
9th day of December, 1976 and entered in order book
A 76-3 at folio 74 on the 7th day of March, 1977 is
hereby rescinded.

C. SARUYAMA
ACTING SECRETARY

ENTERED	
C. B. No.	A76-3
Folio No.	109
MAR 30 1977	
<i>[Signature]</i>	
SECRETARY, DISTRICT, MINISTERS	

I-20



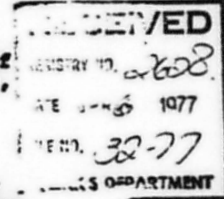
A 761390

Ontario Municipal Board

IN THE MATTER OF Section 42 of
The Planning Act (R.S.O. 1970,
c. 149) as amended,

- and -

IN THE MATTER OF an appeal by
Santo Dorata and Sal. Roccasalva
from a decision of the Committee
of Adjustment of the City of
Mississauga



BEFORE:

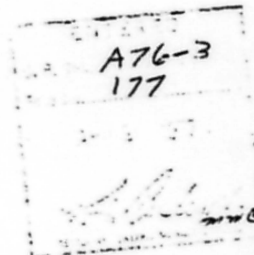
W. T. SHRIVES,
Member

)
) Friday, the 4th day of
)
) March, 1977
)

UPON APPEAL from a decision of the Committee of Adjustment
dismissing an application for a variance from the provisions
of By-law 5500 of the City of Mississauga, as amended, for
permission to sell used cars incidental to an existing garage
and service station business on premises known municipally
as 202 Dundas Street, West, notwithstanding that the said
By-law does not expressly provide for such use in an AC zone;
THE BOARD ORDERS, that this appeal is hereby dismissed.

C. SARUYAMA
ACTING SECRETARY

✓ TO BE RECEIVED. COPY
HAS BEEN SENT TO B. CLARK,
R. EDMUNDS AND K. COWAN





A 781133

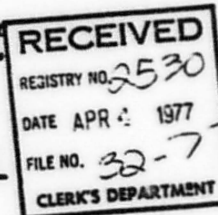
I-21

Ontario Municipal Board

IN THE MATTER OF Section 42 of
The Planning Act (R.S.O. 1970,
c. 349) as amended

- and -

IN THE MATTER OF an appeal by
Margaret Macaulley from a deci-
sion of the Committee of
Adjustment of the City of
Mississauga



BEFORE :

W. SHUB, Q.C.
Chairman

- and -

B. E. SMITH
Member

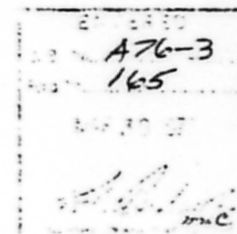
THURSDAY the 24th day of
MARCH, 1977

UPON APPEAL from a decision of the Committee of Adjustment
dismissing an application for a variance from the provi-
sions of By-law 3500 of the City of Mississauga, as
amended, to permit a dental office practice to continue
in the single family dwelling on the subject premises,
known municipally as 3493 Ponytrail Drive, whilst the
applicant resides elsewhere temporarily, until March 1,
1977, whereas the by-law requires that a physician, dentist
or drugless practitioner may establish an office for con-
sulting and emergency treatment only in the one family
detached dwelling used by him as his private residence, and
the appeal having been withdrawn by memorandum in writing
filed;

THE BOARD ORDERS that this appeal is hereby dismissed.

✓ TO BE RECEIVED. COPY HAS
BEEN SENT TO B. CLARK, R.
EDMUNDS & K. COWAN

C. HARUYAMA
ACTING SECRETARY



I-22



Ontario

Ministry of
Housing

Ontario Housing Action Program

7784 Martingrove Road
Suite 2, R. R #1
P. O. Box 412
Woodbridge, Ontario
L4L 1B3

March 2, 1977

Mr. T.L. Julian,
Clerk, City of Mississauga,
1 City Centre Dr.,
MISSISSAUGA, Ont.,
L5B 1M2.

Dear Mr. Julian:

RE: Proposed O.H.A.P. Agreement

The Ministry of Housing have entered into an agreement with Consolidated Building Corporation regarding the development of housing for moderate income groups on some of their lands in Mississauga.

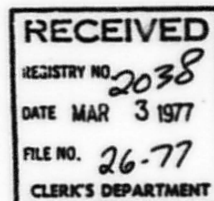
We would be pleased if the City would give consideration to entering into an agreement with the Ministry to reflect our common goals in this regard. A proposed draft of such an agreement is submitted for your consideration.

I will be pleased to review it with Staff and Council.

Yours truly,

A.P. BARRY
Housing Co-ordinator,
Halton & Peel Regions.

APB/rmo



TO BE RECEIVED.
NOTE: THIS WILL BE DEALT WITH
AFTER RECEIPT OF MR.
EDMUND'S REPORT PURSUANT
TO GENERAL COMMITTEE
RECOMMENDATION #398

I-22(a)

THIS AGREEMENT made this day of
one thousand nine hundred and seventy-seven

B E T W E E N:

HER MAJESTY THE QUEEN IN THE RIGHT OF
ONTARIO AS REPRESENTED BY THE MINISTER
OF HOUSING OF THE PROVINCE OF ONTARIO

hereinafter called "the Minister"

OF THE FIRST PART

- and -

THE REGIONAL MUNICIPALITY OF PEEL

hereinafter called "the Regional
Municipality"

OF THE SECOND PART

- and -

THE CORPORATION OF THE CITY OF
MISSISSAUGA

hereinafter called "the Area
Municipality"

OF THE THIRD PART

WHEREAS: The Minister in the discharge of his public duties
is desirous of stimulating and expediting residential develop-
ment in areas of need within Ontario, having particular regard
to the housing requirements of low and moderate income families;

AND WHEREAS: The Regional Municipality and the Area
Municipality have an interest in common with the Minister in
the area within their respective jurisdictions;

AND WHEREAS: The Minister has entered into an Agreement with
Consolidated Building Corporation (hereinafter called the
Developer) attached hereto as Schedule A concerning the
development of certain land within the boundaries of the
Regional Municipality which land is more particularly described
in Schedule A (hereinafter called the "Land");

AND WHEREAS: The Minister, the Regional Municipality and the
Area Municipality have agreed that it is in the public interest
that the Land be developed as expeditiously as possible to

I-22(b)

- 2 -

reduce the cost of residential units to the public and they are prepared to take certain steps in their respective jurisdictions to expedite approvals, registrations and issuance of building permits to provide for such residential development and they have entered into this Agreement to accomplish the objectives aforementioned.

NOW THEREFORE THIS AGREEMENT WITNESSES that in consideration of the mutual covenants hereinafter contained the Parties hereto covenant and agree each with the other as follows:

1. The Minister will, in consultation and concert with the Regional and Area Municipalities and such other authorities as may be necessary:
 - (1) with due expedition endeavour to settle any plan or plans of subdivision and assist the Developer to obtain such approvals as may be required for the development of the Lands;
 - (2) use his best efforts to expedite the installation of such external trunk sewer and water services and road improvements as are necessary to serve the requirements of the Land.
2. The Regional Municipality and the Area Municipality shall in consultation and concert each with the other and with such other authorities as may be deemed necessary and appropriate:
 - (1) endeavour to expedite the granting of all planning approvals and the passing of any by-laws, and generally do everything within their respective jurisdictions to enable the Developer to fulfill its obligations under the Developer's agreement and to proceed with the development of the Land;
 - (2) use their best efforts to cause installation of such external trunk sewer and water services and road improvements as are necessary to serve the requirements of the Lands.

I-22(c)

3. The parties will in good faith and in the public interest co-operate with each other with a view to the expeditious achievement of the objects hereinbefore set forth and in the event of any dispute as to the meaning or application of any of the provisions of this Agreement each will promptly consult and negotiate with the others to resolve such dispute.
 4. The recitals hereinbefore set out shall form an integral part of this Agreement and the Schedule mentioned in this Agreement and attached hereto shall form part of this Agreement and have the same force and effect as if contained in the body of this Agreement.
 5. Time shall be of the essence of this Agreement.
- IN WITNESS WHEREOF the Corporate parties have signed this document under seal and the Minister has signed pursuant to his authorization by Order-in-Council.

MINISTER OF HOUSING

THE REGIONAL MUNICIPALITY OF PEEL

THE CORPORATION OF THE CITY OF
MISSISSAUGA

J-22(d)
THIS AGREEMENT made this 20th day of October
one thousand nine hundred and seventy six

B E T W E E N:

HER MAJESTY THE QUEEN IN THE RIGHT OF
ONTARIO AS REPRESENTED BY THE MINISTER
OF HOUSING OF THE PROVINCE OF ONTARIO

hereinafter called the Minister

OF THE FIRST PART

- and -

CONSOLIDATED BUILDING CORPORATION LIMITED
being a body corporate under the laws
of the Province of Ontario having its
Head Office at the City of Toronto

hereinafter called the Developer

OF THE SECOND PART

WHEREAS the Minister in the discharge of his public duties is
desirous of stimulating and expediting residential development
in areas of need within Ontario, having particular regard to
the housing requirements of low and moderate income families;
AND WHEREAS the Developer is the owner of land designated for
a residential development in the City
of Mississauga in the Regional Municipality

of Peel which

land is described more particularly in Schedule A to this
Agreement (hereinafter called the Land);

AND WHEREAS the Developer is ready and willing to develop the
Land accordingly and with dispatch;

AND WHEREAS the parties have entered into this
Agreement to accomplish the objectives aforementioned;

NOW THEREFORE THIS AGREEMENT WITNESSES that in consideration
of the sum of One Dollar (\$1.00) now paid by the parties one
to the other (the receipt whereof is hereby acknowledged)
and of the mutual covenants hereinafter contained the parties
hereto do covenant and agree each with the other as follows:

I-22(e)

1. (a) In this Agreement:

- (i) "Quintile" shall mean a range of present and future family incomes in (Metropolitan) areas in Ontario calculated year by year on the basis of 20% segments of the population in such areas so that the lowest income group is in the first Quintile and the highest income group is in the fifth Quintile which calculations are made by the Ministry of Housing and revised annually on the 31st day of March using forecast income-growth-rates applied to information published annually by Statistics Canada.
 - (ii) "Family Income" shall mean the normal gross annual income of a one income family or the combined normal gross annual income of the major wage earner and his or her spouse of a two income family at the time of sale to them of a residential unit under this Agreement except that the inclusion of family allowance, youth allowance and capital gains in the family income shall not disqualify any purchaser of such residential unit.
- (b) This Agreement shall be conditional upon the Minister's entering into Agreements with the Area Municipality and the Regional Municipality in which the Land is situate, if such agreements are required to carry out the objectives of this Agreement.
- (c) The recitals in this Agreement shall form an integral part of this Agreement.

I-22(f)

- 3 -

2. THE DEVELOPER SHALL:

- (a) proceed forthwith to obtain such approvals as may be required for the development of the Land and plan the complete subdivision of the Land in accordance with sound planning principles so as to provide a diversity of housing units according to the terms set out in this Agreement and will complete and register a plan of subdivision.
- (b) proceed forthwith after final approval of the Land for development to install adequate services within the Land and to pay for the services in accordance with the requirements of the Subdivision Agreement or of other agreements entered into by the Developer with the Municipalities, such installation of services to be completed in sufficient time to avoid any delay in the construction, marketing, sale and occupation of residential units on the Land.
- (c) calculated on the maximum number of residential units which the zoning by-law or site plans for the Land will permit, construct and market or caused to be constructed and marketed:
 - (i) a minimum of 10% of such residential units (hereinafter called the "Group A Units") to persons having a reasonable distribution of family incomes not exceeding the maximum income for the second Quintile as projected for the year in which the particular Group A unit is sold. In the year ending March 31st, 1977, the maximum income for the second Quintile shall be \$17,200.00.

I-22(9)

- (ii) a further minimum of 30% of such residential units (hereinafter called the "Group B Units") to persons having a reasonable distribution of family incomes not exceeding the maximum income for the third Quintile as projected for the year in which the particular Group B unit is sold. In the year ending March 31st, 1977, the maximum income for the third Quintile shall be \$21,700.00.
- (d) Sell and transfer the Group A units and the Group B units on the following terms and conditions:
 - (i) the sum required to cover the annual payment of principal, interest and taxes on the Group A or Group B unit shall not exceed thirty per cent (30%) of the family income of the purchaser.
 - (ii) the Developer shall not refer to the Ministry of Housing or the Ontario Housing Action Program nor the term O.H.A.P. in any advertising material for Group A or Group B units without first obtaining the approval of the Minister.
 - (iii) the purchaser or the spouse of the purchaser of any Group A or Group B unit shall not be the owner at the time of application of another dwelling of any kind in either of their names jointly with one another or with another person or persons, except that a purchaser or spouse who has entered into a binding offer to sell such other dwelling shall not be disqualified as an applicant.
 - (iv) the purchaser of any Group A or Group B unit shall take possession of such unit within 30 days after completion of the purchase thereof and shall occupy such unit as a dwelling house for the purchaser.

I-22(h)

- 5 -

- (v) the Group A units shall consist of a reasonable mix of unit types having a minimum of 2 bedrooms dispersed throughout the development to the satisfaction of the Minister in order to provide a proper integration of such units with the remainder of the residential units constructed on the Land.
 - (vi) the residential units shall be marketed or caused to be marketed in accordance with the time limit set out in Schedule B of this Agreement.
 - (e) On the remainder of the Land developed under this Agreement remaining after the application thereto of clause 2(c), commence construction of residential units within one year of registration of the first stage of development and continue such construction in each subsequent year, in appropriate stages, until the development of the Land has been completed.
3. THE MINISTER SHALL WITH DUE EXPEDITION ENDEAVOUR TO ASSIST:
- (a) the Developer to obtain such approvals as may be required for the development of the Land in consultation and concert with the Municipalities and such other authorities as may be necessary.
 - (b) in the installation of such external services as are necessary to serve the requirements of the Land.
4. GENERAL CONDITIONS:
- (a) The parties will in good faith and in the public interest co-operate each with the other with a view to the expeditious achievements of the objects hereinbefore set forth and in the event of any

I-22(I)

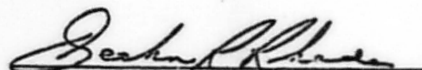
uncertainty or dispute as to the meaning or application of any of the provisions of this Agreement each will promptly consult and negotiate with the other to resolve the uncertainty or dispute.

- (b) In the event there be any significant or substantial change in or affecting the construction industry, the availability of suitable financing or the market demand in the Region for housing units of the nature contemplated for erection under this Agreement, the Minister will upon the application in good faith of the Developer, reconsider the obligations imposed on the Developer herein and may make such adjustments in the number of residential units required by this Agreement from time to time as he may deem just and equitable in the circumstances.
- (c) The parties agree that residential units financed under the Assisted Home Ownership Program of the Government of Canada shall be acceptable and may be considered as Group A or Group B units under this Agreement.
- (d) Any party to this Agreement may require that any deed, grant, agreement, contract, assurance or other instrument in writing arising out of, or given, made or delivered pursuant to this Agreement shall contain such restrictive covenants or undertakings as may be reasonably necessary to enforce the provisions of this Agreement.
- (e) It is understood and agreed by all parties that this Agreement shall terminate and be at an end if -
 - (i) the density at which approval to develop the Land is given is less than 24 persons per acre of gross residential area; or
 - (ii) the Developer is unable to obtain the approvals referred to in clause 2(a) hereof in final form for the development of the Land and registration of a plan of subdivision on or before 30th September, 1979.

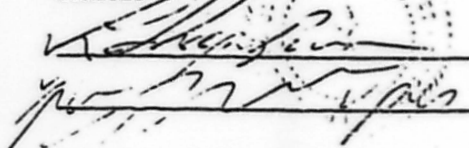
I-22(i)

- (f) It is further understood and agreed by all parties that the Schedules mentioned in this Agreement and attached hereto form part of this Agreement and have the same full force and effect as if contained in the body of this Agreement.
- (g) This Agreement shall not be assigned by the Developer without the consent in writing of the Minister which consent shall not unreasonably be withheld.
- (h) Time shall be of the essence of this Agreement.

IN WITNESS WHEREOF the Developer has signed this document under seal and the Minister has signed pursuant to his authorization by Order-in-Council.


MINISTER OF HOUSING

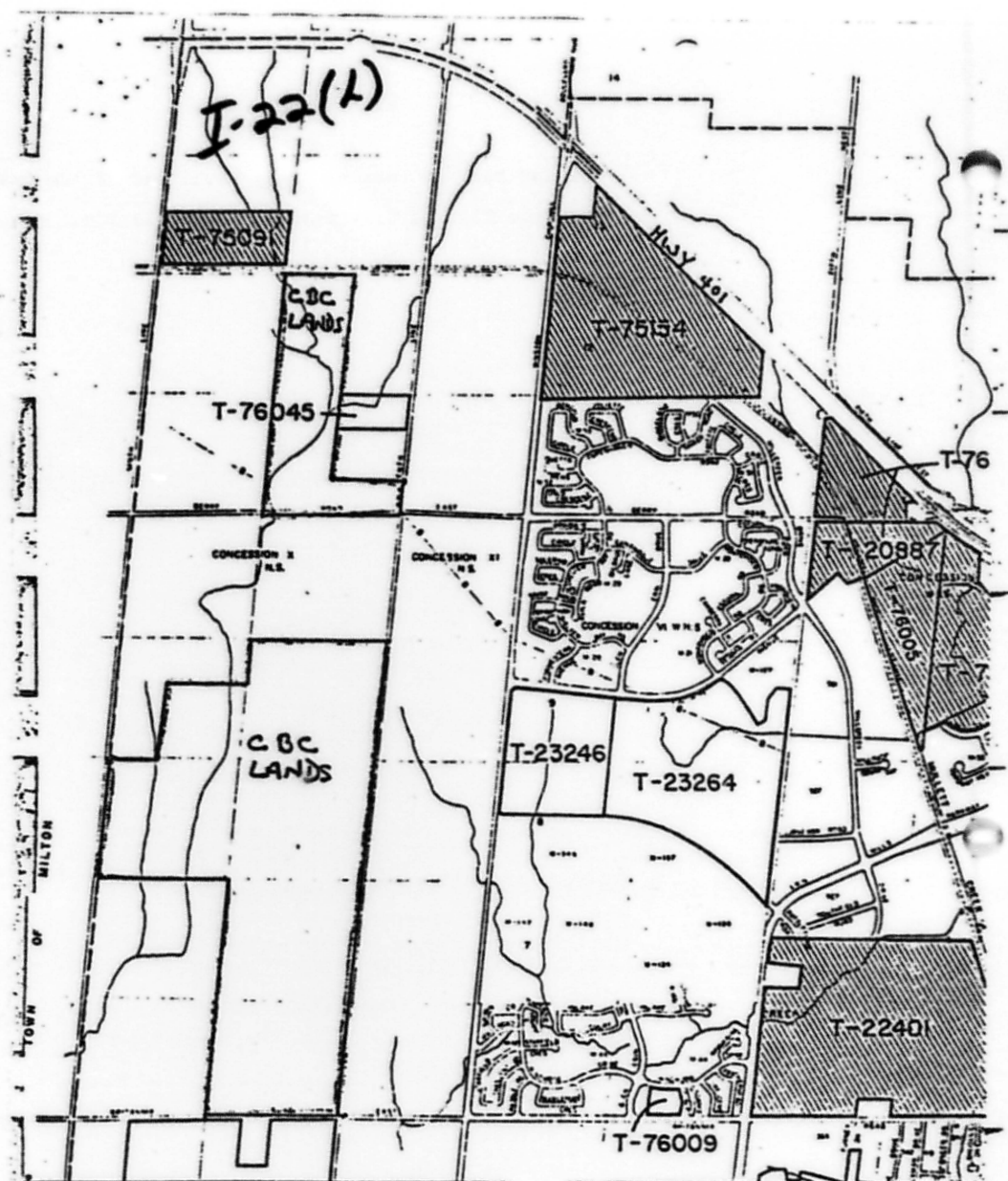
CONSOLIDATED BUILDING CORPORATION
LIMITED



I-22(K)

SCHEDULE A

BEING Part of Lots 6, 7, 8, 9, 11 and 12, Concession X,
in the City of Mississauga, in the Regional Municipality of
Peel.



1222w
DATED

October, 1976.

MINISTER OF HOUSING

-and-

CONSOLIDATED BUILDING
CORPORATION LIMITED

DEVELOPER - LAND DEVELOPMENT

AGREEMENT.

GARDINER, ROBERTS,
Barristers & Solicitors,
120 Adelaide St., West,
Toronto, Ontario.
MSH 175

FRASER & McLAUGHLIN
Barristers, Solicitors & Notaries

DONALD REID FRASER, B.A., LL.B.
STUART BRUCE McLAUGHLIN, B.A., LL.B.
COLIN I. MASON, B.A.

COUNSEL
GORDON S. JACKSON, O.C., B.A., LL.B.
ALAN VAN EVERY, O.C., B.A.

PLEASE REPLY TO: C.I. Mason
Our file: 75-1090

The Clerk
The Corporation of the
City of Mississauga
1 City Centre Drive
Mississauga, Ontario

Dear Sir:

RE: S. B. McLaughlin Associates Limited conveyance
to Fieldgate Homes Limited of Part 7, Plan
43R-1348 and Part 8, Plan 43R-1347, (1.737 acres)

-and-

RE: Fieldgate Homes Limited, City File: T-24548

We are enclosing herewith Clause 4.(A) of the draft Financial Agreement submitted by Fieldgate Development and Construction for approval by the City on January 20, 1977.

We are advised by Fieldgate Development and Construction that these provisions relating to the payment of levies on the 1.737 acres of land owned by S. B. McLaughlin Associates Limited are not acceptable to the City inasmuch as these lands did not form part of a registered plan of subdivision in respect of which any levies have previously been paid.

In view of the fact that this 1.737 acre parcel is a residual piece of the property acquired by S. B. McLaughlin Associates Limited for the extension of Bloor Street, which in turn was part of the overall development of the "Valleys Community", it is felt that the levies imposed by the City of Mississauga should be those applicable under its Development Agreement with the City dated November 25, 1968 and amended August 4, 1972.

..2

DIRECTION REQUIRED

77 CITY CENTRE DRIVE
MISSISSAUGA, ONTARIO
L5B 1M6
TELEPHONE 279-5563

24 March 1977

"DELIVERED"

RECEIVED

REGISTRY NO. 2240

DATE MAR 24 1977

FILE NO. 124548

CLERK'S DEPARTMENT

C-1

C-1(a)

-2-

We shall be obliged if you would arrange to have S.B. McLaughlin Associates Limited placed on the agenda for the next meeting of Council which we understand is to be held on Monday, March 28, 1977 in order that this matter may be reviewed.

Yours very truly,

FRASER & McLAUGHLIN

Per:

A handwritten signature in dark ink, consisting of a large, stylized 'S' followed by a horizontal line.

CIM:dj
Enclosure

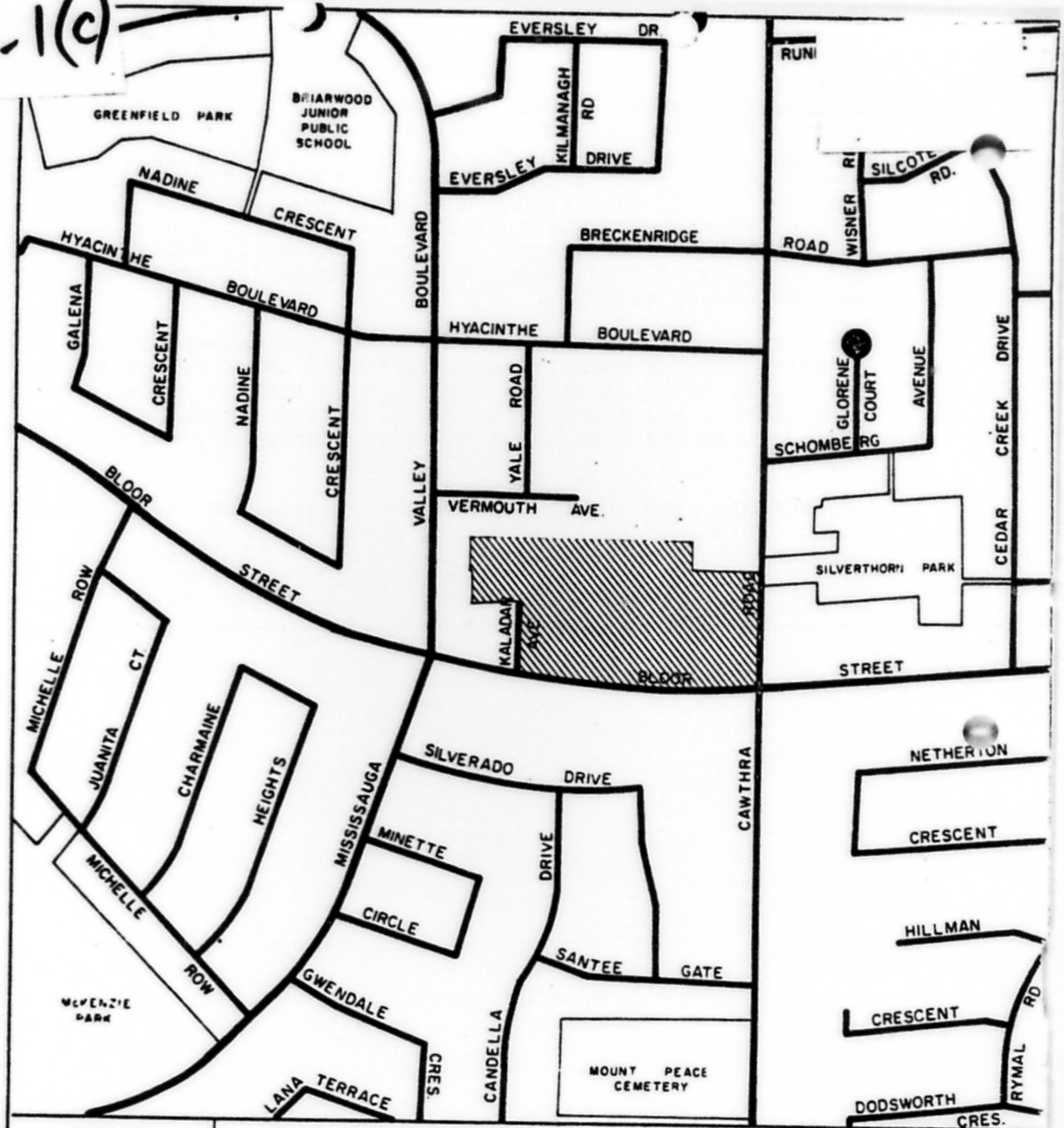
C-1(b)

4. (A) The parties acknowledge that of the 8.007 acres covered by this agreement 1.737 acres are owned by S. B. McLaughlin Associates, purchased by that Company to enable it to complete the extension of Bloor Street pursuant to its obligations under an agreement with the City of Mississauga which lands are subject to the Development Agreement between S. B. McLaughlin Associates and the City of Mississauga dated November 25, 1968, as amended August 4, 1972.

The above mentioned agreement provides for payment by S. B. McLaughlin of Social and Recreational Amenities of \$50 per capita to be escalated according to the composite component of the Southam Construction Index (Ontario series) with the base to be as of September 1972 which is 202.9.

Accordingly, the levies payable with respect to these lands, which are included in the plan as townhouse acreage, shall be based on a total of 24 townhouse units. Such payment to be made at the time of issuance of Building permit for the whole of the townhouse block.

C-1(c)



FILE NO. T-24548	APPLICATION	 SCALE : 1" = 500' DWG. NO. 410b
LEGEND AREA OF DRAFT PLAN T-24548	FIELDGATE DEVELOPMENT & CONSTRUCTION LTD.	
CITY OF MISSISSAUGA PLANNING DEPARTMENT		

FRASER & McLAUGHLIN
Barristers, Solicitors & Notaries

C-1(d)

DONALD REID FRASER, B.A., LL.B.
STUART BRUCE McLAUGHLIN, B.A., LL.B.
COLIN I. MASON, B.A.

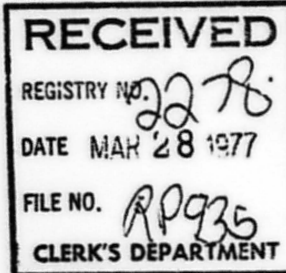
COUNSEL
GORDON S. JACKSON, O.C., B.A., LL.B.
ALAN VAN EVERY, O.C., B.A.

77 CITY CENTRE DRIVE
MISSISSAUGA, ONTARIO
L5B 1M6
TELEPHONE 279-5563

25 March 1977

PLEASE REPLY TO: C.I. Mason
Our file: 75-1090

Mr. R. Lathan
The Clerk's Office, The City of
Mississauga
1 City Centre Drive
Mississauga, Ontario



Dear Mr. Lathan:

RE: S.B. McLaughlin Associates Limited conveyance to
Fieldgate Homes Limited of Part 7, Plan 43R-1348
and Part 8, Plan 43R-1347 (1.737 acres)

Further to our letter of 24 March 1977, we are enclosing
for your reference copies of the following documents:

1. Copy of letter from S.B. McLaughlin Associates
Limited to Mr. V.S. Doerr dated September 19, 1973,
2. Copy of Schedule 'C' of Engineering Agreement
indicating "The lands to be serviced by the connections
are the subject of future divisions of land and will be
included under the S.B. McLaughlin overall develop-
ment agreement with the Town of Mississauga".

Yours very truly,

FRASER & McLAUGHLIN

Per: 

CIM:dj
Enclosures

C-1(e)

September 19th, 1973.

Mr. V. S. Doerr,
Town of Mississauga,
1 City Centre Drive,
MISSISSAUGA,
Ontario.

Dear Mr. Doerr:

**RE:- MISSISSAUGA VALLEYS - PHASE III - REGISTERED PLAN 935
BLOOR STREET EXTENSION.**

This is to confirm that the development of the land covered by Parts 1 to 46 of the attached plan #43R and Parts 1 - 46, Plan #43R shall be subject to all conditions of the existing Engineering Agreement for Registered Plan 935, as if included in schedules A-1 thereto, and the attached additional schedules "A" to "E" inclusive.

No building permits are to be issued on any portion of these lands until the Engineering Department are satisfied with regard to the servicing of these lands, including the provisions of site grading plans and certification.

S. B. McLAUGHLIN ASSOCIATES LIMITED.

per: E. A. Kirk, Vice-President of Finance.

D. R. Fraser, Secretary.

ccD. L. Kilner.

ENGINEERING AGREEMENT

SCHEDULE 'C'

C-1(f)

SUBDIVISION:

MISSISSAUGA VALLEY COMMUNITY
PROGRAM III - BLOOR STREET EXTENSION

DEVELOPER:

S. B. McLAUGHLIN ASSOCIATES LIMITED

CONSULTING ENGINEER:

R. E. WINTER & ASSOCIATES LTD.

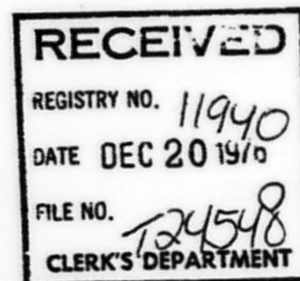
(A) The lands to be serviced by the connections are the subject of future divisions of land and will be included under the S. B. McLaughlin overall development agreement with the Town of Mississauga.

(B) No building permits to be issued or any portion of these lands until the Engineering Department is satisfied regarding the servicing of these lands including the provision of site grading plans and certification.

Mississauga, Ontario
L5B 1M8
Telephone (416) 270-7000

December 16, 1976

Mr. G. Bewick
Development Co-ordinator
City of Mississauga
1 City Centre Drive
MISSISSAUGA, Ontario
L5B 1M2



Dear Mr. Bewick:

Re: Fieldgate Homes - T-24548

Your department has a file on the Subdivision Agreement for the Fieldgate Homes development at the corner of Bloor Street and Cawthra Road. Included in this plan are 1.737 acres of land forming part of the townhouse block along Bloor Street which are in the name of S.B. McLaughlin Associates Limited and which are under agreement of purchase and sale to Fieldgate Homes. In view of the fact that these lands are a residual piece of the property purchased by S.B. McLaughlin for the extension of Bloor Street which in turn was part of the overall development of the Valleys Community, we request that the levies imposed by the City of Mississauga be those applicable under our Development Agreement with the City dated November 25, 1968, and amended August 4, 1972. Since the land in question is part of the townhouse block being developed at 14 units to the acre I would suggest that the Social and Recreational Amenities be applied on the 24 townhouse units related thereto.

We would, therefore, request that this be recognized in the financial agreement with Fieldgate Homes.

Yours very truly,

W.A. Bodrug

W.A. Bodrug
General Manager -
Mississauga Development

WAB:spg



C-1(H)

Basil Clark Q.C.
Peter Piroth
Stewart Martin
Virginia MacLean

LEGAL DEPARTMENT

December 22, 1976.

Mr. W.A. Bodrug,
General Manager,
Mississauga Development,
S.B. McLaughlin Assoc. Ltd.,
77 City Centre Drive,
Mississauga L5B 1M6.

Dear Sir: Re: Fieldgate Homes - T-24548

Your letter of December 16th, 1976, regarding the above-noted matter and addressed to Mr. G. Bewick, has come to me for reply.

Inasmuch as the 1.737 acres did not form part of a Registered Plan of Subdivision in respect of which any levies have previously been paid, it is the policy of the City to consider this land as part of the Fieldgate Homes subdivision and as such, subject to all the normal levies which would be payable by Fieldgate.

Yours very truly,

BC:bd

Basil Clark, Q.C.
City Solicitor.



City of Mississauga

MEMORANDUM

FILE REF: 11 141 00011
13 211 00220

R-1

To: The Mayor and Members of the General Committee
Dept. City of Mississauga

RECEIVED

REGISTRY NO. 2580

DATE APR 5 1977

FILE NO.

21-77

CLERK'S DEPARTMENT

From: William P. Taylor, P. Eng., Commissioner
Dept. Engineering, Works and Building

April 1, 1977

LADIES & GENTLEMEN:

SUBJECT: Supply and Application of Materials for Pavement Markings.

ORIGIN: Traffic Section, Engineering, Works & Building Department

COMMENTS: Listed below is a summary of tenders received and opened by a Committee of Council on Tuesday, March 29, 1977

- | | |
|--|---------------|
| 1. Provincial Pavement Marking
Niagara Falls, Ontario | \$51,765.00 * |
| 2. Niagara Pavement Marking
Mississauga, Ontario | \$53,940.00 |
| 3. L & M Striping Co. Ltd.
Rexdale, Ontario | \$62,805.00 |

* The tender by Provincial Pavement Marking did not include a deposit cheque in an amount equal to 5% of the total bid price as required in this contract, therefore, this bid is null and void.

In view of this, the recommendation is to award this contract to the second low bidder, Niagara Pavement Marking at the bid price of \$53,940.00.

RECOMMENDATIONS:

- 1) That the Contract for the supply and application of materials for pavement markings be awarded to Niagara Pavement Marking, the lowest bidder, at the tendered price of \$53,940.00, subject to the approval of the Ministry of Transportation and Communications and the Region of Peel.
- 2) That the by-law to authorize execution of the contract for the supply and application of materials for pavement markings be approved by Council.

William P. Taylor

William P. Taylor, P. Eng.,
Commissioner,
Engineering, Works and Building Department

DP:mj
Att.

c.c. I.F. Markson
R.G.B. Edmunds
E. Halliday

✓ TO BE RECEIVED
BY-LAW AVAILABLE



City of Mississauga

MEMORANDUM

To Mayor and Members of Council

From W. P. Taylor, P. Eng., Commissioner

Dept. _____

Dept. Engineering, Works & Building

RECEIVED

REGISTRY NO. 2217
DATE MAR 24 1977
FILE NO. 21-77
CLERK'S DEPARTMENT

March 17, 1977

Our Files: 12 241 00015
11 141 00010

SUBJECT: Priming, Spray Patching and Surface Treatment

ORIGIN: Engineering, Works & Building Department
(1977 Current Works Programme)

COMMENTS: Listed below is a summary of tenders received by the City of Mississauga and opened at a Public Tender opening on Tuesday, March 15, 1977.

1. Ambro Materials & Construction Ltd.	\$221,256.00
2. The Flintkote Company of Canada Ltd.	\$225,763.80
3. MSO Construction Ltd.	\$230,490.00
4. Royel Paving Limited	\$242,680.80
5. Miller Paving Limited	\$294,300.00

RECOMMENDATION:

1. That the contract for Priming, Spray Patching and Surface Treatment be awarded to Ambro Materials & Construction Limited, the lowest bidder, at the tendered price of \$221,256.00 subject to the approval of the Ministry of Transportation and Communications.
2. That the by-law to authorize execution of the contract for Priming, Spray Patching and Surface Treatment be approved by Council.

W. P. Taylor
W. P. Taylor, P. Eng.
Commissioner of Engineering,
Works & Building

MB
MB: AEM:lm
Encls.

cc: I. F. Markson *OK. JFM*

✓ TO BE RECEIVED
BY-LAW AVAILABLE



City of Mississauga
MEMORANDUM

R-3

To Mayor and Members of Council From W. P. Taylor, P. Eng., Commissioner
Dept. Engineering, Works & Building



March 18, 1977

File #s: 12 241 00016
11 141 00010

SUBJECT:

Asphalt Pavement Repairs

ORIGIN:

Engineering, Works & Building Department
(1977 Current Works Programme)

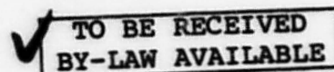
COMMENTS:

Listed below is a summary of tenders received by the City of Mississauga and opened at a Public Tender opening on Tuesday, March 15, 1977.

1. G. W. Barr Const. & Engineering Ltd.	\$187,540.00
2. Fermar Paving Limited	\$205,842.50
3. Bramall & Co. Construction Ltd.	\$208,680.00
4. Graham Bros. Construction Ltd.	\$224,338.50
5. Ambro Materials & Construction Ltd.	\$228,450.00
6. Warren Bitulithic Limited	\$235,686.50
7. John Ferzoco Limited	\$237,325.00
8. Gazzola Paving Limited	\$240,325.50
9. Pave-Al Limited	\$249,775.00
10. MSO Construction Ltd.	\$264,360.00
11. Man-Co Construction Ltd.	\$282,845.00
12. Prospect Paving Limited	\$297,830.00

RECOMMENDATION:

1. That the contract for Asphalt Pavement Repairs be awarded to G. W. Barr Construction and Engineering Limited, the lowest bidder, at the tendered price of \$187,540.00 subject to the approval of the Ministry of Transportation and Communications.
2. That the by-law to authorize execution of the contract for Asphalt Pavement Repairs be approved by Council.



W. P. Taylor

W. P. Taylor, P. Eng.
Commissioner of Engineering,
Works & Building

W. P. Taylor
W. P. Taylor, P. Eng.
encls.

cc: I. F. Markson



City of Mississauga

MEMORANDUM

To Mayor and Members of Council

RECEIVED

W. P. Taylor, P. Eng., Commissioner

Dept. _____

REGISTRY NO. 2289

Engineering, Works & Building

DATE MAR 24 1977

FILE NO. 21-77

March 18, 1977

CLERK'S DEPARTMENT

Our Files: 12 241 00024
11 141 00010

SUBJECT: Crack Sealing of Bituminous Pavement

ORIGIN: Engineering, Works & Building Department
(1977 Current Works Programme)

COMMENTS: Listed below is a summary of tenders received by the City of Mississauga and opened at a Public Tender opening on Tuesday, March 15, 1977.

- | | |
|--|-------------|
| 1. Miller Paving Limited | \$31,622.00 |
| 2. Duron Ontario Limited | \$33,756.00 |
| 3. Multi-seal Contracting Co. Ltd. | \$35,308.00 |
| 4. W. S. Fullerton Construction Co. Ltd. | \$38,412.00 |
| 5. K. J. Beamish Const. Co. Ltd. | \$40,740.00 |

- RECOMMENDATION:
1. That the contract for Crack Sealing of Bituminous Pavement be awarded to Miller Paving Limited, the lowest bidder, at the tendered price of \$31,622.00 subject to the approval of the Ministry of Transportation and Communications.
 2. That the by-law to authorize execution of the contract for Crack Sealing of Bituminous Pavement be approved by Council.

✓ TO BE RECEIVED
BY-LAW AVAILABLE

MB
MWB:AEM:lm
encls.
cc: I. F. Markson

O.K.
JFM

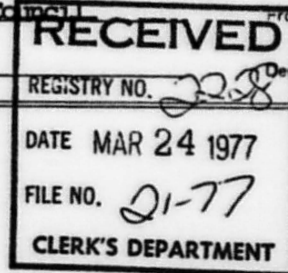
W. P. Taylor
for W. P. Taylor, P. Eng.
Commissioner of Engineering,
Works & Building



City of Mississauga
MEMORANDUM

R-5

To Mayor and Members of Council From W. P. Taylor, P. Eng., Commissioner
Dept. Engineering, Works & Building



March 18, 1977

Our Files: 12 241 00023
11 141 00010

SUBJECT: Asphalt Emulsion Slurry Seal Surface
ORIGIN: Engineering, Works & Building Department
(1977 Current Works Programme)

COMMENTS: Listed below is a summary of tenders received by the City of Mississauga and opened at a Public Tender opening on Tuesday, March 15, 1977.

- | | |
|--|-------------|
| 1. The Flintkote Company of Canada Ltd. | \$58,537.50 |
| 2. J. A. Robbins Construction Co. Ltd. | \$61,600.00 |
| 3. Slurry Seal of Toronto - a division of -
Miller Paving | \$66,167.50 |
| 4. R. E. Law Crushed Stone Ltd. | \$70,875.00 |

RECOMMENDATION: 1. That the contract for Asphalt Emulsion Slurry Seal Surface be awarded to The Flintkote Company of Canada Limited, the lowest bidder, at the tendered price of \$58,537.50 subject to the approval of the Ministry of Transportation and Communications.
2. That the by-law to authorize execution of the contract for Asphalt Emulsion Slurry Seal Surface be approved by Council.

☒ TO BE RECEIVED
BY-LAW AVAILABLE

MB
MWB:AEM:lm *CK*
encls.
cc: I. F. Markson *IFM*

W. P. Taylor
for. W. P. Taylor, P. Eng.
Commissioner of Engineering,
Works & Building



City of Mississauga

MEMORANDUM

To Mayor and Members of Council

From W. P. Taylor, P. Eng., Commissioner

Dept. _____

Engineering, Works & Building

RECEIVED

REGISTRY NO.

DATE APR 4 1977

FILE NO.

CLERK'S DEPARTMENT

March 18, 1977

Our Files: 12 441 00008
11 141 00010

SUBJECT:

Catchbasin and Manhole Repairs

ORIGIN:

Engineering, Works & Building Department
(1977 Current Works Programme)

COMMENTS:

Listed below is a summary of tenders received by the City of Mississauga and opened at a public tender opening on Tuesday, March 15, 1977.

1. Wyvern Construction Limited	\$65,555.00
2. Gazzola Paving Limited	\$76,958.00
3. Man-Co Construction	\$78,256.25
4. Montego Construction	\$82,509.40
5. Bray Construction Co. Ltd.	\$94,749.70
6. Trinetti Construction Co. Ltd.	\$99,973.50
7. Bramall & Co. Construction Ltd.	\$132,902.05

RECOMMENDATION:

1. That the contract for Catchbasin and Manhole Repairs be awarded to Wyvern Construction Limited, the lowest bidder, at the tendered price of \$65,555.00, subject to the approval of the Ministry of Transportation and Communications.
2. That the by-law to authorize execution of the contract for Catchbasin and Manhole Repairs be approved by Council.

✓ TO BE RECEIVED
BY-LAW AVAILABLE

MB: AEM:lm

encls.

cc: I. F. Markson

William Taylor
W. P. Taylor, P. Eng.
Commissioner of Engineering,
Works & Building

K-7

CITY OF MISSISSAUGA

FILE: Lakeshore, Hydro
DATE: April 4, 1977

PLANNING DEPARTMENT

TO

R. A. Searle, Mayor, and Members of the City of Mississauga Council

FROM

R. G. B. Edmunds, Commissioner of Planning

SUBJECT

Lakeshore Community - Hydro Mississauga

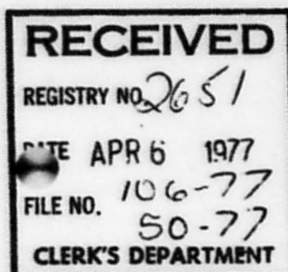
COMMENTS

For some time Hydro Mississauga has been seeking a location in the Lakeshore Community for a substation to provide electricity for future population in that community. The general location which is being sought by Hydro Mississauga is in proximity to Bexhill Road and Lakeshore Road. A number of sites have been considered, and it would appear that the various interests - City, developer, Hydro - involved in the subject location would be best served by allowing Hydro to place its substation on the unused road allowance running northerly from Lakeshore Road opposite existing Bexhill Road. Preliminary drawings prepared by Hydro Mississauga indicate that, from functional and aesthetic standpoints, the proposed site would be acceptable. It is therefore suggested that arrangements be made by the City to make the subject site available for the purposes of Hydro Mississauga.

A sketch showing the proposed substation site is attached.

RECOMMENDATION

That appropriate arrangements be made by the City Property Section and Legal Department to make the unused road allowance north of Lakeshore Road opposite Bexhill Road available for Hydro Mississauga substation purposes, subject to approval of a satisfactory site development plan by the Planning Department.



✓ TO BE RECEIVED.
RESOLUTION AVAILABLE

CANADIAN NATIONAL RAILWAYS

BRAMBLEWOOD

GLEN BIRCH PARK

FESTAVON CT.

LAKESHORE ROAD WEST

(ROAD ALLOWANCE BETWEEN LOTS 25 & 26 CON. 2 S.D.S.)



PROPOSED HYDRO SUB-STATION SITE

OLD
POPLAR
ROW

DEXHILL
ROAD

ORCHARD
AV.

GENERAL COMMITTEE OF COUNCIL

MARCH 30, 1977

REPORT NO. 15-77

TO: The Mayor and Members of Mississauga Council.

LADIES AND GENTLEMEN:

The General Committee of Council presents its fifteenth report and recommends:

396. That the sum of \$126,300.00 be accepted as the cash payment in lieu of the 5% land dedication in connection with File T-76034, Four Seasons Realty Ltd., consisting of 131 on street townhouse units (8.035 acres) and 66 condominium apartment units (2 acres).

(04-396-77) T-76034

397. That the information presented by Messrs. Horrocks and LeBel of the Hydro Electric Power Commission of Ontario with reference to the construction of the 500 KV Transmission Line through the City of Mississauga, be received.

(04-397-77) 43-77

398. That the Staff recommendations on the Longmoor, McLaughlin, Erin Group, Consolidated Building Corporation, and Cadillac Fairview Corporation requests received by Council, be included in the comprehensive report to be submitted to Council on the final public hearings of the Official Plan, including financial implications; this report to be completed within 30 days.

(04-398-77) 120-77
140-77
OZ-50-74

399. That the report dated March 7, 1977, from Mr. L. Love, Director of Administration and Planning, Recreation and Parks Department, with reference to part-time, temporary and summer student rates for 1977, be approved; and further, that the summer student rates and university student rates as outlined on page 1 of the report, be approved for all City Departments in 1977.

(04-399-77) 40-77
33-77

March 30, 1977

400. That the information contained in the report dated March 11, 1977, from the Director of Public Affairs, with reference to a Senior Citizens' Discount Programme, be received.

(04-400-77) 7-77

401. That the following resolution be passed by Council with reference to the Clarkson Works Yard:

"Whereas the site on which the Clarkson Works Yard is proposed to be located, has a deficiency in frontage as required by the Zoning By-law; And Whereas it is desirable and expedient that Committee of Adjustment approval of a variance with respect to this frontage be sought; Therefore be it resolved that the Legal Department be authorized to act as agent on behalf of the City in an application for minor variance with respect to the Clarkson Works Yard frontage."

(04-401-77) 24-77
32-77

402. That the City of Mississauga endorse the resolution of the City of Ottawa petitioning the Province of Ontario to enact certain amendments to Section 35a of the Planning Act.

(04-402-77) 67-77

403. That the following standard penalty section be incorporated wherever required in the by-laws of the City of Mississauga:

"Every person who contravenes any provision of this by-law is guilty of an offence and on summary conviction is liable to a fine of not more than \$1,000.00 exclusive of costs or to imprisonment for a term of not more than twenty one days, or to both."

(04-403-77) 7-77
87-77

March 30, 1977

404. That the by-law prepared by the City Solicitor regarding the institution of an Action against D.H.I. Limited, be executed by the Mayor and the Clerk.

(04-404-77) 20-77

405. That the Offer to Sell dated March 14, 1977, in the amount of \$2,800.00 covering 1,223 sq.ft. of land (Pt. 16 & 17, Plan 43R-4147) for road purposes, be accepted and executed by the City. (Eglinton Avenue East Widening & Northsted Property).

(04-405-77) P. 18-75

406. That the M.G.S. Permission to Construct covering a 20" sewage force main in part Lot 19, Conc. 3, S.D.S., be executed by the City. (Ministry of the Environment, Beach Street System Pumping Station Renovation).

(04-406-77) 84-77

407. (a) That by-laws be enacted executing the following:

- (i) the agreement between the Municipality and the Ontario Humane Society.
- (ii) the lease between the Municipality and J.D.S. Investments Limited for the rental of the Works Depot;
- (iii) the lease between the Municipality and Canada Pacific Limited, for the rental of lands for municipal parking lot.

- (b) That By-laws 644-76, 617-76, and 646-76, be repealed.

(04-407-77) 104-77

24-77

156-77

March 30, 1977

408. That attendance at the various conferences by the Mayor and Members of Council as indicated in the report dated March 11, 1977, from Mr. R. Lathan, Clerk's Department, be received; and further, that the Conference Policy be amended in order that the list of conferences need only be received by Council and not approved.

(04-408-77) 38-77
34-77

409. That the sum of \$38,000.00 be accepted as the cash payment in lieu of the 5% land dedication in connection with 19 single family detached lots zoned R4, F.F. Construction Limited, part of Lot 1, Plan B-26 and part of Block A, Plan 326, Vermouth Avenue.

(04-409-77) T-76024

410. That the sum of \$99,700.00 be accepted as the cash payment in lieu of the 5% land dedication in connection with 40 single family detached lots zoned R1, Birnamwood Investments Limited, north side of Mississauga Road.

(04-410-77) T-25450

411. That the lease dated February 24, 1977, whereby Dalewood Investments leases to the City, premises in the Westwood Mall Shopping Centre as an office for the Ward 5 Councillor and being in effect an extension for two years until December 31, 1978, of the existing lease, be accepted and executed by the City.

(04-411-77) 115-77
83-77

412. That the Property Agent be authorized to confirm an agreement with the owner of 1713 Lakeshore Road West, to lease the premises to the City for the Ward 2 Councillor's Office on a month to month basis with the right of the owner to receive a two months' notice of intention to vacate and that the monthly rent be increased to \$180.00 (from \$140.00) payable in advance.

(04-412-77) 115-77
83-77

March 30, 1977

413. That the City of Mississauga endorse the Peel Regional Police Commission and Regional Council's decision regarding the vacation of the Streetsville Town Hall; and further, that the Police Commission be requested to investigate alternative accommodation in Streetsville (possibly the Fire Hall) for an area office comprising of office, washroom, lunch room, cell area and four reserved parking spaces.

(04-413-77) 35-77
13-77

414. That the City Solicitor and the Property Agent be authorized to assist the Credit Valley Conservation Authority in the matter of the Barrick Construction Limited Property, Lochlin Trail, and report back to General Committee at the earliest possible time; and further, that the information contained in the letter dated March 3, 1977, from the Credit Valley Conservation Authority, setting out a resolution passed by the Authority on February 25, 1977, be received.

(04-414-77) 54-77

415. That the City of Mississauga endorse the resolution passed by the City of Windsor requesting the Attorney General of Ontario to consider the advisability of substantially raising the fees paid to jurors in both criminal and civil matters to a more realistic level.

(04-415-77) 67-77

416. (a) That Urban Equities (T-24744) be advised that the City of Mississauga wishes to have included in their tender, work for bus bays on Dundas Street, and that this work be included in the Engineering Agreement at a cost of approximately \$4,500.00.
- (b) That the City of Mississauga have the right to review the tenders for this work and accept or reject, based on the tender price, the City's participation at the time of tendering by the developer.

Continued.....

ITEM 416 CONTINUED:

-6-

March 30, 1977

- (c) That an amount of \$4,500.00 be included in the engineering accounts in 1977 to cover the cost of this work.

(04-416-77) T-24744
33-77

417. That upon approval by the Legal Department of the engineering agreement and the transfers of land and easements with reference to proposed plan of subdivision T-24548, and upon fulfilment of the outstanding items listed in the memorandum to the City Clerk dated March 1, 1977, the Mayor and Clerk be authorized to execute the Engineering Agreements and the transfers of land and easements.

(04-417-77) T-24548

418. That the speed limit on roadways adjacent to Riverside Public School be lowered to 25 m.p.h. and that the by-law to implement this change, be enacted by Council.

(04-418-77) 86-77
46-77

419. That the Region of Peel be requested to amend By-law Number 203-76 to provide for the appointment of the additional individual (peace officer) as per List A attached to the Commissioner of Engineering, Works and Building's report dated March 18, 1977.

(04-419-77) 2-77
87-77

420. That the Building Construction Report for the month of February, 1977, be received.

(04-420-77) 159-77

March 30, 1977

421. That the report dated March 9, 1977, from the Commissioner of Planning with reference to proposed condominium, Tenwin Construction Limited, Block G, Plan 733, together with the letter dated March 30, 1977, from residents of Appleway Terrace Homeowners, be referred to Staff for a further report to General Committee.

(04-421-77) CDM 414

422. That proposed condominium CDM 76-121 Binshire Developments Limited, be recommended for approval to the Ministry of Housing, subject to the conditions outlined in the Planning Staff Report dated March 21, 1977.

(04-422-77) CDM 76-121

423. That the City of Mississauga not object to Borough of Etobicoke Restricted Area By-law 4050.

(04-423-77) 100-77

424. That the information contained in the letter dated March 9, 1977, from the Metropolitan Toronto and Region Conservation Authority, with reference to Official Plans and Official Plan Amendments, be received.

(04-424-77) 60-77
140-77
25-77

425. That the Cawthra Hockey Association be allowed to set up and carry out its Annual Carnival in the parking lot of Cawthra Arena and Senior Citizens Centre from Tuesday, May 24, through to Saturday, May 28, 1977, inclusive, subject to the conditions set out in the report dated March 10, 1977, from the Commissioner of Recreation and Parks.

(04-425-77) 17-77
7-77

March 30, 1977

426. That the existing chains of office (Town of Streetsville, Town of Port Credit and Town of Mississauga) be placed on display and that a new chain, effective January 1, 1974, be commissioned for the City of Mississauga.

(04-426-77) 83-77

427. (a) That further consideration of the proposed sanitary landfill site, be deferred pending consideration of this matter by the Region of Peel Council
- (b) That the information contained in the letter dated April 8, 1976, from Mr. James M. Beatty, be received.

(04-427-77) 113-77

428. That the Conditions of Draft Approval dated March 15, 1977, and the Consolidated Report dated February 22, 1977, for proposed plan of subdivision T-23795, Third Lap Properties Limited, be approved.

(07-4-77) T-23795

429. That the conditions of Draft Approval dated March 15, 1977, and the Consolidated Report dated March 10, 1977, for proposed plan of subdivision T-76026, W. D. Courtney "In Trust" be approved.

(07-4-77) T-76026

430. That further consideration of the rezoning application under File OZ-75-73, Dalewood Investments Limited, be deferred to the April 5, 1977, Planning Committee meeting, and that Planning Staff contact Ontario Housing Corporation concerning future requirements for senior citizen housing in the Malton Community and report back to Planning Committee concerning this matter.

(07-4-77) OZ-65-73

March 30, 1977

431. That the site plan for Block KK, Registered Plan M-121, The Iona Development Corporation, under File By-law 187-75, be approved, subject to the applicant applying to the Committee of Adjustment for variances to Mississauga Zoning By-law 5500, Section 44, subsections 8 and 9, regarding setbacks of external walls of buildings that face each other and the applicant agreeing to modify the proposed grades on the site to preserve as many of the existing trees as possible on the subject property and the adjacent property to the west, prior to the issuance of a building permit.

(07- 4 -77) By-law 187-75
R.P. M-121

432. That the site plan for Blocks PPP and QQQ, Registered Plan M-123, The Iona Development Corporation, under File By-law 187-75, be approved, subject to the applicant making a cash contribution to the City for the sidewalk being deleted from the existing Engineering Agreement requirements along the northerly side of Jerring Mews prior to the issuance of a building permit.

(07-4-77) By-law 187-75
R.P. M-123

433. That LaCastile Steak House be advised that the City of Mississauga sees no merit in its proposal to erect a Spanish galleon-type restaurant at the proposed location on Dundas Street East.

(07-4-77) 149-77

434. That the procedures for dealing with the draft Port Credit Secondary Plan, as contained in the Planning Staff memorandum dated March 15, 1977, be endorsed.

(07-4-77) 12-77

-10- March 30, 1977

435. That the information concerning the schedule of hearings on the Mississauga draft Official Plan March 17 and 18, 1977, be received.

(07-4-77) 140-77

436. That the information concerning the applications received by the Planning Department during February 1977, be received.

(07-4-77) 12-77

437. That Councillor McCallion be appointed Chairman of the Mississauga Taxicab Authority to serve until June 30th, 1977.

(10-1-77) 9-77A

438. That the Taxicab Authority continue to meet on the first and third Monday of each month at 7:30 p.m.

(10-2-77) 9-77A

439. That Mr. Perez be granted a Mississauga Taxicab Driver's license subject to him satisfying the requirements of the Taxicab Authority.

(10-3-77) 9-77A

440. That the application from Mr. Warren Greaves for a Mississauga Taxicab Driver's license not be approved at this time but that he be permitted to re-apply after August, 1977.

(10-4-77) 9-77A

March 30, 1977

441. (a) That the name of Mr. Ralph Kilbride be retained on the Mississauga Taxicab Priority List.
- (b) That the regulations governing the administration of the Mississauga Taxicab Priority List as approved by Council on July 14, 1975 be amended as follows:
- "2(c) If failure to renew an applicant's license before March 31st of any given year, is the result of him/her having his/her Ontario Operators License suspended, the applicant's name will remain at its present position, providing he/she 'REGISTERS' with the City of Mississauga Taxicab Licensing Section before March 31st of that year and renews his/her Mississauga Taxicab license within seven (7) days of his/her Ontario Operators license being reinstated".

(10-5-77)

9-77A

442. That Mr. Sami Haddad be allowed to transfer his taxicab owner's license on the condition that the present sale be no greater in value than that listed in the Agreement of Purchase and Sale with Mr. Jihad Kadri dated June 21, 1976, and further, that the applicant, Mr. Haddad provide documentation to that effect including the necessary affidavits.

(10-6-77)

9-77A

443. That Mr. John L. DeAngelis be allowed to transfer his taxicab owner's license on the condition that the present sale be no greater in value than that listed in the Agreement of Purchase and Sale with Mr. Norman Sweet dated January 28, 1976, and further, that the applicant, Mr. DeAngelis provide documentation to that effect including the necessary affidavits.

(10-7-77)

9-77A

March 30, 1977

444. That Mr. Rodney Blacquiere, owner of Taxicab Plate No. 271, be permitted to extend the use of his vehicle, Provincial License Plate No. CCU 313, Serial No. PL41K2D302567, as a taxicab for a period of one year.

(10-8-77) 9-77A

445. That Mr. William J. Stevens, owner of Taxicab Plate No. 12, be permitted to extend the use of his vehicle, Provincial License Plate No. DTD 916, Serial No. CM43M2C264018, as a taxicab for a period of one year.

(10-9-77) 9-77A

446. Whereas the Federal Ministry of Transportation has assumed responsibility for the regulation of Ground Transportation at Toronto International Airport; and Whereas the said Ministry have delegated responsibility to the Ontario Highway Transport Board for the issue of permits to operate taxicabs from the Airport; and Whereas it has come to the attention of the Mississauga Taxicab Authority that Fleet Owners now operating taxicabs from the Airport are being issued with one permit per owner irrespective of the number of cars in their fleet while the operators of limousines are issued with one permit for each limousine they operate from the Airport; Therefore be it resolved that Mr. K. A. Cowan, Manager of the Taxicab Authority, send a telegram to the Federal Minister of Transportation, with copies to Tony Abbott, MP, the three Mississauga MPP's and the Chairman of the Ontario Highway Transport Board expressing the Taxicab Authority's concern over the manner in which permits are being issued.

(10-10-77) 9-77A

447. That the report dated March 11, 1977, from Mr. R. Nisbet, Supervisor of Taxicab Licensing, regarding the recent purchase of the Polaroid Camera to update and standardize the photographs of Mississauga licensed taxicab drivers, be received.

(10-11-77) 9-77A

March 30, 1977

448. That the Debris and Brush Pick-up Programme which commences April 4 and continues until the end of December 1977, be approved; and further, that the Commissioner of Engineering, Works and Building be authorized to publicize this programme.

(04-448-77) 57-77

GENERAL COMMITTEE OF COUNCIL

APRIL 6, 1977

REPORT NO. 16-77

To: The Mayor and Members of Mississauga Council.

LADIES AND GENTLEMEN:

The General Committee of Council presents its sixteenth report and recommends:

449. (a) That the verbal presentation by Mr. M. K. Eisen, solicitor representing North American Amusement Limited, with reference to the proposed Amusement Arcade By-law, be received.
- (b) That the proposed by-law to regulate and license amusement arcades in the City of Mississauga prepared by the City Solicitor's Office, be referred back to the City Solicitor for report back to the General Committee.

(04-449-77) 9-77

450. (a) That the presentation by the Chairman and Waterfront Manager of the Credit Valley Conservation Authority with reference to the development of the Waterfront Plan in Mississauga, be received.
- (b) That proposed Waterfront Development Programme Budget dated March 30, 1977, be referred to the Current Budget discussions for consideration.

(04-450-77) 110-77

451. WHEREAS response to Councillor Hooper's proposal for Ward Boundaries, has not as yet arrived from the various groups who have indicated their interest; and Whereas the entire matter of "Ward Boundaries" is of extreme importance and should be debated at length; Therefore Be It Resolved that the matter of ward boundaries be deferred to a special Council meeting to be held on May 4, 1977, at 7:30 p.m.

(04-451-77) 187-76

April 6, 1977

452. (a) That clause 2 of the Policy regarding "Resolutions from other Municipalities" be amended to read as follows:

"That no action be taken on any resolution forwarded to this Council by a municipality from without the Regional Municipality of Peel."

- (b) That the policy adopted by Council on November 4, 1974, as amended in Clause 2, with respect to resolutions received from other municipalities for endorsement, be reinstated.

(04-452-77) 67-77
34-77

453. (a) That Council approve the implementation of suggestions 5 and 6 set out in the report dated March 29, 1977, from the Commissioner of Administration and Chairman of the Suggestion Awards Board; and further, that an award of \$250.00 be approved for suggestion #5 and an award of \$25.00 be approved for suggestion #6.
- (b) That Council approve Suggestion #19 set out in the aforementioned report in principle, with an award of \$25.00 for this suggestion.
- (c) That a resolution be passed by Council authorizing the implementation of each of the three suggestions.

(04-453-77) 71-77

454. That the sum of \$28,250.00 be accepted as the cash payment in lieu of the 5% land dedication in connection with 13 lots and Block B, zoned R3, File T-24773, part of Block D, Plan E-26, C.B. Martin Subdivision located north of Paisley Boulevard East and east of Cooksville Creek.

(04-454-77) T-24773

455. That the sum of \$2,500.00 be accepted as the cash payment in lieu of the 5% land dedication in connection with one R1 lot created on Knareswood Drive by application B 142/76-M, Hugh Raymond Wharton, Pt. Lot 7, Range 2, C.I.R.

(04-455-77) 66-77

April 6, 1977

456. That the sum of \$5,865.00 be accepted as the cash payment in lieu of the 5% land dedication in connection with application B 26/77-M, Kamato Holdings Limited, being a 1.173 acre parcel at the south-west intersection of Jayson Court and Ambler Drive, part of W1/2 Lot 4, Conc. 3, E.H.S., zoned M1.

(04-456-77) 66-77

457. That the sum of \$1,500.00 be accepted as the cash payment in lieu of the 5% land dedication in connection with one R4 lot created on Second Line West, by application B 112/76-M, Palmerino Salvatore.

(04-457-77) 66-77

458. That the sum of \$2,500.00 be accepted as the cash payment in lieu of the 5% dedication of land in connection with one R1 lot created by application B 4/77-M, Dickson Road, part of Lot 5, Plan D-22, Ron Serotiuk and Lorenzo Grella.

(04-458-77) 66-77

459. That the Property Agent be authorized to commence expropriation procedures for road purposes in connection with part Lot 15, Range 2, S.D.S., parts 1, 2 and 3, Plan 43R-4265. (Heck Property, Paisley Boulevard Extension.)

(04-459-77) OZ-32-73
18-77

460. That the Property Agent be authorized to acquire the total Shell Company Holdings for the King Street Extension as set out in his report dated March 28, 1977.

(04-460-77) P. 14-72

April 6, 1977

461. That the Agreement of Purchase and Sale covering a parcel of land 125 feet by 284 feet more or less on the north side of Britannia Road, part Lot 6, Conc. 5, W.H.S., a fire hall site, be executed by the City.

(04-461-77) 41-77

462. That the resolution passed by the City of Windsor regarding a request that the Ontario Police Commission and the Attorney General of Ontario reconsider the need for a separate police controlled computer, be received.

(04-462-77) 67-77

463. That consideration of the report dated March 18, 1977, from the Commissioner of Engineering, Works and Building with reference to Noise Abatement Measures in Buildings, be deferred, pending a further report from the City Solicitor to be prepared in consultation with the Commissioner of Engineering, Works and Building and the Commissioner of Planning.

(04-463-77) 26-77
34-77

464. (a) That parking be restricted to one hour from 8:00 a.m. to 6:00 p.m. Monday to Saturday, in the "lay-bys" on the north side of Lakeshore Road, east of Clarkson Road.
- (b) That the draft by-law amendment to By-law 234-75, as amended, incorporating the above noted change, be enacted by Council.

(04-464-77) 86-77

465. That the by-law amending Traffic By-law 234-75 as amended, with reference to Fire Access Routes (1110 Caven Street, 3025 Queen Victoria Drive, 275 North Service Road and 3421-3445 Fieldgate Drive) be approved; and further, that the agreement forms accompanying this by-law revision be executed by the Mayor and the Clerk.

(04-465-77) 86-77

April 6, 1977

466. That the draft by-law amendment to By-law 234-75 as amended, be approved incorporating Schedule XX, Prohibited UTurns and that "U" Turns be prohibited on the northbound approach on Central Parkway and Mississauga Valley Boulevard (Northerly intersection).

(04-466-77) 86-77
46-77

467. (a) That one 250 watt Mercury Vapour Luminaire be placed on a hydro pole at the first bend in Jaguar Valley Drive at an estimated cost of \$350.00.
- (b) That the funds for the above installation, be taken from the Miscellaneous Streetlighting from current funds account for 1977.

(04-467-77) 27-77
33-77

468. (a) That Council authorize the Mayor and the Clerk to execute the three copies of the agreement between the Ministry of Transportation and Communications and the City for the construction of an interchange at the Queen Elizabeth Way and Cawthra Road.
- (b) That the executed documents and the certified copy of the by-law authorizing the execution of the agreements, be forwarded by the City Clerk to the Ministry of Transportation and Communications Regional Solicitor.
- (c) That the cost of the related construction assessed directly as City responsibility and estimated to be \$115,000.00 be included as a 1978 Capital Works Item and contained in the 1978 Budget.

(04-468-77) 22-77
18-77
33-77

469. That the trailer owned by Seventh Series Limited and located at 5835 Airport Road, be permitted to remain on the property until September 1977, provided that they make application for a building permit by May 1, 1977, and provided that an undertaking is submitted to the satisfaction of the Legal Department that the subject trailer will be removed from the property one way or another by September 1, 1977.

(04-469-77) 25-77

April 6, 1977

470. That Bell Canada be given permission to park two 12 foot trailers on the City Hall parking lot until April 30, 1977.

(04-470-77) 25-77

471. That the following members of Council be appointed to the Sign Committee: Councillors Butt, Leavers, McCallion, McKechnie and Spence.

(04-471-77) 2-77
25-77

472. That the proposed sign by-law attached to the report dated April 1, 1977, from the Commissioner of Engineering, Works and Building, be referred to the Sign Committee of Council for consideration and recommendation.

(04-472-77) 25-77

473. (a) That the proposed Region of Peel Waste and Energy Reclamation Project, be endorsed in principle.
(b) That the position of the City of Mississauga with respect to the possible rezoning of the Reed Paper Site in the Malton area to accommodate the proposed project, be deferred until further information on the project is available via the field trip of similar existing projects.

(04-473-77) 35-77

474. That proposed Condominium CDM 76-137, The Aspen Planners Limited, be recommended for approval to the Ministry of Housing, subject to the conditions outlined in the Planning Staff Report dated March 25, 1977.

(04-474-77) CDM 76-137

April 6, 1977

475. That Council hold a public meeting to consider the proposed bylaw which deletes restaurants as a permitted use in M1 industrial zones.

(04-475-77) 25-77

476. That Mr. G. Palmer be appointed Chairman of the Traffic Safety Council for the year 1977.

(19-1-77) 179-77
2-77

477. That Mr. W. Boyle be appointed Vice-Chairman of the Traffic Safety Council for the year 1977.

(19-2-77) 179-77
2-77

478. (a) That Mr. T. O'Dwyer be appointed as Chairman of the Site Inspection Committee, Traffic Safety Council, for the year 1977.
- (b) That Mr. W. Boyle, Mrs. C. Gaynor, Mrs. S. Bools, Dr. A. Wood and Mrs. E. Britten, be appointed to the Site Inspection Committee of the Traffic Safety Council for the year 1977.
- (c) That the Publicity Sub-Committee of the Traffic Safety Council be made up of Dr. A. Wood, Mrs. B. Caldwell, Mr. M. Bryan and Sgt. D. Yakichuk for the year 1977 and further, that Dr. Wood be appointed as Chairman of this sub-committee for the year 1977.
- (d) That the Budget Sub-Committee of the Traffic Safety Council be made up of Councillor H. Kennedy, Dr. A. Wood and Sgt. D. Yakichuk for the year 1977.

(19-3-77) 179-77

April 6, 1977

479. That the Traffic Safety Council continue to meet on the third Wednesday of every month at 7:30 p.m.

(19-4-77) 179-77

480. That the report dated March 7, 1977, from Mr. John D. Murray, Committee Co-ordinator, with respect to the terms of reference of the Traffic Safety Council, be received.

(19-5-77) 179-77

481. That the Computer Print-out with respect to the Traffic Safety Council Budget and the year to date transactions, as of December 31, 1976, be received.

(19-6-77) 179-77

482. (a) That the school crossing guard at the intersection of Confederation Parkway and Paisley Boulevard remain at its present location.
- (b) That the school crossing guard at McBride and Erindale Station Road, remain at its present location.
- (c) That the intersection of Monaghan Circle and The Credit Woodlands, be reevaluated by the Police Department and the Site-Inspection Committee of the Traffic Safety Council to determine whether a school crossing guard is warranted.

(19-7-77) 179-77

483. That the letter dated February 21, 1977, from Mr. J. T. Corney, Executive Secretary of the Board of Commissioners of Police, with respect to their 1977 budget, be received.

(19-8-77) 179-77

April 6, 1977

484. (a) That oversized double faced school crossing signs be installed at the intersection of Lakeshore Road and John Street in lieu of the overhead illuminating school crossing signs and that the Engineering Department continue to monitor the effectiveness of these signs.
- (b) That the Police Department be requested to enforce the speed limit in this area.

(19-9-77) 179-77

485. That the Police Department be instructed to install school patrolers in the vicinity of Thornlodge Public School to help alleviate the safety problems in this area.

(19-10-77) 179-77

486. That Mrs. M. Manning be reappointed Chairman of the Local Architectural Conservation Advisory Committee for the year 1977.

(21-1-77) 178-77
2-77

487. That Mr. R. Cooper be appointed Vice-Chairman of the Local Architectural Conservation Advisory Committee for the year 1977.

(21-2-77) 178-77
2-77

488. That the Local Architectural Conservation Advisory Committee meet on the third Monday of every month at 12:30 p.m.

(21-3-77) 178-77

April 6, 1977

489. That the report dated March 21, 1977, from Mr. John D. Murray, Committee Co-ordinator, with respect to the terms of reference of the Local Architectural Committee, be received.

(21-3-77) 178-77

490. (a) That no action be taken to preserve the Palestine School located on lands, subject to rezoning application OZ-94-74.
- (b) That the date stone of the Palestine School be presented to the Municipality for future use and the City Curator be directed to inspect the school house for other articles of architectural or historical significance.
- (c) That the Britannia Road School House be included on the priority list of buildings to be designated as a historical building, pursuant to the terms of the Ontario Heritage Act.

(21-4-77) 178-77
OZ-94-74

491. That the letter dated November 29, 1976, from Mr. J. E. Farrow, former Executive Director, Official Plan Task Force, with respect to the Local Architectural Conservation Committee's recommendations regarding the Draft Official Plan, be received.

(21-5-77) 178-77
140-77

492. That consideration of the Local Architectural Conservation Committee's intentions regarding "The Anchorage" be deferred until the next meeting of this Committee in order that:

- (a) Members have an opportunity to inspect The Anchorage.
- (b) The Vice-Chairman advise Mr. R. New of the Committee's intentions and their current efforts to resolve this matter as soon as possible.

Continued.....

ITEM 492 CONTINUED:

-11-

April 6, 1977

- (c) Mr. Cooper report to the Committee with an estimated cost of moving "The Anchorage" to the Bradley House location and further, that Mr. Adamson report to the Committee on the cost of preparing a feasibility study on rehabilitating (historical renovation) of the building.

(21-7-77) 178-77

493. That the Commissioner of Parks and Recreation be authorized to apply to the Ministry of Culture and Recreation to hire a student under Experience '77 to carry out certain projects on behalf of the municipality with respect to the documentation of historical buildings and sites.

(21-8-77) 178-77
40-77

- 494 That the following recommendation of the Local Architectural Conservation Advisory Committee made on March 28, 1977, be received:

"That on behalf of the Ontario Heritage Foundation and the Local Architectural Conservation Advisory Committee, the Council of the City of Mississauga be thanked for its assistance and support for the work being carried out by the Committee."

(21-9-77) 178-77
(04-494-77)

495. (a) That no legal action be taken to force the developer of condominium CDM 76-051, to give the condominium corporation 25% of the parking spaces to allocate as it sees fit.
- (b) That the documents submitted by Whitehall Development Corporation Limited for the proposed condominium located on Shelter Bay Road in Ward 4, be approved as amended.

(09-23-77) CDM 76-051

April 6, 1977

496. (a) That the documents submitted by Mr. S. Cohen on behalf of Balsam Woods Limited with respect to the documentation for the proposed condominium located on Lakeshore Road in Ward 8, be approved with the following amendments:
- (i) Article I(6) of the proposed Declaration be amended so that the address for service is registered on title.
 - (ii) Article III (3) of the said Declaration be amended by the addition of the following words, "upon 48 hours notice to the Building Manager".
 - (iii) Article IV (1) of the Standard City of Mississauga Declaration be used in lieu of the proposed paragraph.
 - (iv) Articles IV(2)(b); V(i); VI and VII (2,3,4) of the Standard City of Mississauga Declaration be incorporated into the proposed Declaration.
 - (v) Article XII of the Standard City of Mississauga Declaration be used in lieu of the Article XI in the proposed Declaration.
 - (vi) Article IV(1) of the proposed By-law #1 be amended by the deletion of the words "Province of Ontario" and their replacement by the words, "City of Mississauga".
 - (vii) Article IV(10) of the proposed By-law #1 be amended by the insertion of the word "first" in front of the word "mortgagee" wherever it appears in this paragraph.
 - (viii) Article V(j) of the proposed By-law #1 be amended by the addition of the following words, "provided that such lease shall not be for any private commercial activity".
 - (ix) Article XI (5 and 6) of the proposed By-law #1 be deleted.
 - (x) Article XIII of the proposed By-law #1 be amended by the deletion of the word "Board (line three)" and its replacement by the word "owners".
- (b) That approval be subject to the Engineering and Planning Department requirements concerning maintenance of the boulevard and berms.

Continued

ITEM 496 CONTINUED:

-13-

April 6, 1977

- (c) That the applicant be requested to divide the proposed two condominiums into four condominiums.

(09-24-77) CDM 76-001
CDM 76-002

- 497. (a) That the proposed Declaration and By-law No. 1 submitted by McCarthy and McCarthy on behalf of Highlene Building Corporation for the proposed condominium located on High Street in Ward 8, be approved as submitted.
- (b) That the applicant be instructed to use standard City of Mississauga insurance and trust and management agreements for this proposed condominium.

(09-25-77) CDM 75-064

- 498. That the requested changes to the proposed Declaration for the Cadillac Fairview Corporation condominium application on Windwood Drive in Ward 4, be approved as outlined in the letter dated January 24, 1977, from Mr. K. N. Karp of Goodman and Goodman, subject to a copy of the revised Declaration being forwarded to the Clerk's Department prior to registration.

(09-26-77) CDM 76-066

CITY OF MISSISSAUGA

PLANNING DEPARTMENT

UB-2
ITEM: 11
FILE: SP 55, 166, Region
DATE: April 5, 1977

REPORT ON PEEL REGIONAL CENTRE COMPLEX

TO H. M. McCallion, Chairman, and Members of the
City of Mississauga Planning Committee

FROM R. G. B. Edmunds, Commissioner of Planning

ORIGIN Mississauga Council Resolution February 28, 1977
states:

- "(a) That the City of Mississauga recommends that the site of the Regional Centre Complex be in the Mississauga Core Area; and further that the City of Mississauga investigate the possibilities of including the future Mississauga City Hall into the Government complex so as to create a Regional-Municipal Government Complex.
- (b) That the above recommendation be referred to the Staff for investigation and report."

This stems from the following Peel Regional Council Resolution of February 10, 1977:

"That the plans prepared by Montague-Pound Associates for the proposed Regional Complex site adjacent to the County Court House be reviewed by the Commissioner of Planning and that both the plans and Commissioner's comments be referred to the City of Brampton Official Plan Task Force for comment with regard to Brampton Official Plan amendment; And further, that the plans also be referred to Mississauga and Caledon for comment."

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- APPENDIX A: Chronology
APPENDIX B: Summary Matrix by ARCOP
APPENDIX C: Staff Internal Memo

UB-2(a)

- 2 -

ITEM: 11
FILE: SP 55, 166, Region
DATE: April 5, 1977

COMMENTS

Background

Records of discussion about a possible Regional Centre Complex date back to 1974. The salient points are given below, with details of related resolutions and reports appearing in Appendix A attached to this report.

October 3, 1974

Report from the Regional Planning Department recommending that Regional Police H.Q. form part of Regional Centre Complex to be generally located on Highway 10 between Highway 401 and Steeles Avenue, and that consultants be retained to locate a specific site for the Centre and to determine the uses to be incorporated within it.

November 28, 1974

Regional Council approves the study proposed by the Regional Planning Commissioner and directs that it be appraised within the context of the Regional Official Plan.

January 23, 1975

Regional Council recommends that a staff committee, including area municipalities, be established to work with the Consulting Team.

February 27, 1975

Phase I of the Centre study is commenced by the selected consultants, ARCOP Associates.

June 12, 1975

Phase I of Centre study completed, recommending a mixed-use, multi-function Centre.

September 25, 1975

Regional Council adopts the principle of developing a multi-functioned Centre.

ARCOP Associates instructed to complete Phase II - location

UB-2(b)

ITEM: 11
FILE: SP 55, 166, Region
DATE: April 5, 1977

- 3 -

November 6, 1975	Letter from John Farrow, Executive Director of the Mississauga Official Plan Task Force, to Regional Planning Commissioner requesting that consultants evaluate the potential of proposed Centre locations to stimulate private office development.
November 10, 1975	Regional Chairman's report to Regional Council supporting a location in the vicinity of the Court House.
November 27, 1975	Regional Council resolves that the Court House vicinity is the favoured location for the Centre on the basis of minimum participation by Federal and Provincial governments and the private sector, and invites development schemes for adjacent lands.
November 30, 1976	Memorandum from Regional Administrator indicating that the two School Boards and the Board of Health cannot participate in the Centre.
February 10, 1977	Regional Council directs that plans by Montague Pound for the Centre site be reviewed and referred for comment.
February 28, 1977	Mississauga City Council Resolution recommending that the Centre be located in the Mississauga Core Area and that the City of Mississauga investigate the possibility of including the future City Hall with the Centre to create a Regional-Municipal Government Complex.

UB-2(c)

- 4 -

ITEM: 11
FILE: SP 55, 166, Region
DATE: April 5, 1977

Introduction

This report reviews City Council's recommendations that the Regional Centre Complex be located in the Mississauga Core Area, and that the possibility of including the future Mississauga City Hall into the Centre so as to create a Regional-Municipal Government Complex be examined.

Addressing the second portion of the above recommendation first, it is considered that if the City is successful in attracting the Regional Centre Complex to the Mississauga Core Area, then it would be possible to include the future City Hall in such a development with numerous advantages. A decision to this effect would also be strongly supportive of the City's objective to create a strong catalyst for the development of private office space in the City Core Area.

Addressing the first part of the above Council recommendation involves consideration of the Court House location versus the Mississauga Core Area location for the Regional Centre.

The Court House Location:

The history of reports and resolutions about a possible Regional Centre Complex suggests that the Court House vicinity may have been the favoured location prior to any analysis.

The first consideration of a possible Centre resulted from the expressed need for a permanent Police Headquarters' building. In his report of October 3, 1974, the Regional Planning Commissioner indicated that:

"There is no paramount reason why the Police Commission Headquarters should be incorporated in the Regional Centre but it is desirable on the basis of convenience and public image to concentrate appropriate Regional Buildings in the Regional Centre. The more Regional Buildings that are built which are not in the Regional Centre the weaker the Centre and the greater the possibility of other Regional Buildings being built outside the centre. Therefore, it is desirable that the Police Commission Headquarters be built, as an early stage of development, on a site which is appropriate in terms of location and size for

UB-26

ITEM: 11
FILE: SP 55, 166, Region
DATE: April 5, 1977

- 5 -

In that same report, the second recommendation of the Regional Planning Commissioner was:

"That the Regional Centre Complex be located with frontage on Highway 10 in the general area between Highway 401 and Steeles Avenue."

The above statements indicate two things: that the need to consider a location for the Regional Centre was tied to the urgent need for a new Police Headquarters; and that the Highway 10 location was predetermined possibly prior to a detailed examination of all potential locations.

The Regional Centre Complex Study by ARCOP Associates was prepared in two phases. Phase I: Design Context dealt with alternatives as to the size and scope of a Regional Centre. It examined the office needs of various Regional functions; Regional Government, the two School Boards, the Board of Health and the Police Commission, and the potential for shared facilities by these functions. The consultants analyzed two possible scenarios for the proposed Regional Centre: scenario one contained provisions only for the requirements of Regional functions, and scenario two added to the first or "core" scenario a substantial amount of senior government office space and private office space.

The consultants recommended scenario two because:

- it enhances the Regional "image";
- it increases the Regional tax base;
- it would act as a catalyst to private investment focussing much of the growth expected in Peel;
- the potential for shared facilities is significant.

In arriving at the above recommendation, the consultants made the point that the potential for shared facilities between the Police Department and other Regional functions is quite limited. They also stressed the importance of major transportation links, both transit and highway, as a means of encouraging Federal and Provincial participation. This participation by senior levels of government is also a key to attracting private sector investment.

UB-2(e)

- 6 -

ITEM: 11
FILE: SP 55, 166, Region
DATE: April 5, 1977

The second phase of the report dealt with the locational requirements of the proposed Regional Centre Complex. The consultants were directed to examine the following locations:

- (a) Square One and Vicinity in Mississauga;
- (b) Court House and Vicinity in Brampton;
- (c) Downtown Brampton;
- (d) Present Regional Offices in Bramalea;
- (e) Any other locations worthy of consideration.

ARCOP Associates recommended two locations as having the best potential for achieving the objectives of the Regional Municipality; these were the Mississauga Core Area and the Court House vicinity. This recommendation was based on an evaluation of the four possible locations against sixteen factors, shown in the attached summary matrix from the report (Appendix B).

There are several problems inherent in the approach used by the consulting team. First, the factors are not weighted for relative importance. Second, the relative difference between locations with respect to any one factor is not measured in objective terms with the exception of the relative cost estimates. Third, the consulting team has reached conclusions with regard to certain factors which are definitely judgmental and open to question. (A more detailed analysis of the consultants' report has been carried out and expressed in an internal City Planning Department memorandum attached as Appendix C).

Following completion of Phase II of the study, Regional Council, acting on the advice of the Steering Committee for the Regional Centre Study, approved a recommendation that Steeles Avenue to the northern limit of the Parkway Belt be the favoured location for the Regional Centre on the basis of minimal participation by the Federal and Provincial governments and the private sector. Regional Council's decision appears to be contrary to the consultants' recommendation to adopt scenario two; i.e. a Regional Centre with a substantial amount of senior government office space and private office space.

ITEM: 11
FILE: SP 55, 166, Region
DATE: April 5, 1977

40-2(1)

Mississauga Core Area Location:

Over and above the consultants' summary matrix, Mississauga Planning Department considers that the Mississauga Core has the following advantages for the Regional Centre Complex:

1. It is the most accessible location to Regional residents of all those considered by ARCOP Associates, both by public transit and by automobile, and its accessibility will be increased when future development patterns are considered (ARCOP Study, Phase II, Table 1, page 60).
2. It is close to (less than four miles in all cases) three major inter-regional highways; viz. 401, Q.E.W., 403-410. (The report by ARCOP Associates indicates that the Court House location will be well served by Highway 401 and proposed Highway 407, but fails to mention that proposed Highway 403 is a high priority item in the Ministry of Transportation and Communications' work program, to be completed sometime in the early 1980's, whereas Highway 407 has no priority status and is unlikely to be completed before the year 2000.)
3. The Mississauga Core Area offers the greatest potential for the Centre to act as a catalyst for private office development. This is quite clearly stated in the matrix on page 6 of the ARCOP Phase II Study. The total development which could be expected in a Mississauga Core Area location for the Regional Centre is 803,315 square feet (excluding provision for a new Mississauga City Hall) versus 375,315 square feet which could be expected at a Court House location. The stimulus for private office development would in turn enable the City to move towards its draft Official Plan goal of achieving a balance of employment opportunities with the skills of the resident labour force by 1986.
4. A Regional Centre in the Mississauga Core Area could enhance its image by combining with the anticipated cultural facilities serving the entire Region. Only very localized cultural-recreational facilities could be developed at the Court House location.

UB-2(9)

- 8 -

ITEM: 11
FILE: SP 55, 166, Region
DATE: April 5, 1977

5. A Regional Centre Complex location in the Mississauga Core Area fits well with urban structure proposals at the Provincial, Regional and Area-municipal levels.
6. The preparation of the Core Area Study is now imminent following the awarding of a grant in April 1977 for this purpose by the Provincial Government. The timing for a Centre in the Core need not, therefore, be protracted as it appeared when the consultants' report was prepared.
7. The Regional Council, on August 12, 1976, affirmed that the Region supports the general role of Mississauga serving as the Regional Centre for the Region of Peel and the concept of a City Core in Central Mississauga.

From analysis of the consultants' report and for the above reasons, it appears that the selection of the Court House vicinity as the location for a Regional Centre Complex is not supported by the research data available.

CONCLUSIONS

In the selection of a site for the Regional Centre Complex, the records indicate that the Court House location has been favoured since October 1974, when the Regional Planning Department recommended that the site selection process be limited to this area, until November 1976, when the decision to favour the Court House location was made by Regional Council. Although the ARCOP Phase I study recommended that the Centre be developed as a multi-functional complex (scenario 2) involving Regional functions, senior government functions and private office users, when the Phase II study indicated that the Court House vicinity and the Mississauga Core were the best locations, Regional Council favoured the Court House location "...on the basis of minimal participation by the Federal and Provincial Governments and the private sector."

No records are available to show why the Mississauga Core location was not given preferred or favoured status, when it was clear from the consultants'

UB-24

ITEM: 11
FILE: SP 55, 166, Region
DATE: April 5, 1977

- 9 -

analysis that the potential to develop a multi-functional Regional Centre Complex existed at the Mississauga Core, and the principle of developing a multi-functional Regional Centre had already been adopted by Regional Council at the time it considered Phase I of the ARCOP study.

The fact that neither the School Boards nor the Board of Health appears anxious to participate in the Regional Centre Complex in the immediate future suggests at least a degree of prematurity in the selection of the Court House site.

In the short term, therefore, a Regional Centre at the Court House location would consist of the Regional Government offices (approximately 80,000 square feet), the Police Headquarters (144,000 square feet), and the Court House. Clearly, the Police Headquarters' building would dominate the Centre, a situation which appears to ignore the findings of a recent Royal Commission Report on the court system to the effect that any perceived relationship of the police and court functions would be contrary to the philosophy of an independent court system.

The Planning Department has no reason to question the urgent need expressed by the Police Commission for a new Headquarters building, but it does question the proposition that such a building should be an integral part of a Regional Centre Complex. The selection of a site for the Police Commission Headquarters could, it is suggested, proceed immediately with limited consideration for its inclusion in a Regional Centre Complex. The particular locational criteria for the Police Headquarters may limit the site selection process to the Steeles Avenue and Highway 10 vicinity, but need not prejudice decisions on the location of a Regional Centre Complex.

RECOMMENDATION

1. That the Region of Peel be requested to consider locating the proposed Regional Centre Complex in the Mississauga Core Area, as part of a Regional-City government complex.
2. That the Region of Peel be requested to consult with all area municipalities in any reassessment of the location for a Regional Centre Complex.

UB-2(i)

APPENDIX A

CHRONOLOGY OF REPORTS AND RESOLUTIONS
ON THE PROPOSED REGIONAL CENTRE COMPLEX

October 3, 1974

Report from the Regional Planning Department to Planning Committee and the Administration and Finance Committee on the Police Headquarters Building and its possible inclusion in a Regional Centre Complex. This report deals in some depth with the functions of a Regional Centre and its locational requirements. The report contained the following recommendations:

1. That the Regional Police Headquarters form part of the future Regional Centre Complex.
2. That the Regional Centre Complex be located with frontage on Highway 10 in the general area between Highway 401 and Steeles Avenue.
3. That Council determine in general terms the function to be performed by the Regional Centre Complex and what are appropriate supporting uses.
4. That a consulting firm be retained to recommend a specific site for the proposed Regional Centre Complex within the general area described in '2' above, and to determine in greater detail and on the basis of Council's guidelines in '3' above, the uses and respective sizes of the uses to be incorporated in the Regional Centre Complex, and to report back to Council.
5. That the architect appointed by the Police Commission be instructed to work with the consulting firm in order to incorporate the Police Headquarters building in the Regional Centre Complex.

UB-21

- October 22, 1974 Report to the Chairman and Members of the Regional Council from the Chief Administrative Officer regarding the Regional Centre Complex. The report recommends that Council authorize the undertaking of the study recommended in the Planning Commissioner report.
- November 28, 1974 Regional Council approved the following recommendation
- "That Council authorize now, the undertaking of the study proposed in the Commissioner of Planning's memorandum of October 3, 1974;
- And further, that this study when complete, can be appraised within the context of the Regional Official Plan of which, in fact, it will form an important part;
- And further, that the Administration and Finance Committee determine the Terms of Reference for the consultants."
- January 23, 1975 Regional Council adopted the following recommendation
- "That a committee of the Regional Commissioner of Planning, the Area Municipality Planners and the Administrators of Regional functions be established to work with the Consultants for the Regional Centre Complex."
- February 27, 1975 ARCOP Associates were chosen to assist in the analysis of a Regional Centre Complex Phase 1 of the study began. It dealt with the potential scope of a Regional Centre Complex and the component elements which might be considered to be part of such a development.
- June 12, 1975 ARCOP completed Phase 1 of the study. The study

contained the following recommendation:

"It is our recommendation that the nature of the Regional Centre be that of a mixed use complex, including offices for the senior levels of government, retail, commercial and private offices, with recreational and cultural supportive components, and that its role in the region might be that of a catalyst to generate and focus a significant share of regional development activity in and around its site."

September 25, 1975 Following the completion of Phase I, Council approved the following recommendation:

"That the principle of developing a multi-functional Regional Centre be adopted;

And that the Chief Administrative Officer and the Commissioner of Planning prepare terms of reference for Phase II of the Regional Centre Study and submit them to Council..."

September 25, 1975 ARCOP Associates appointed by Council to complete Phase II of the Regional Centre Complex Study dealing with locational considerations.

November 6, 1976 John Farrow, Executive Director of the Mississauga Official Plan Task Force sent a letter to the Regional Planning Commissioner, requesting that the consultants also be directed to evaluate the impact that locating a Regional Complex in any of the proposed locations would have with respect to stimulating investment in private office development.

UB-2(12)

November 10, 1975 Regional Chairman presented a report to Council in support of a location in the vicinity of the Court House.

November 27, 1975 Regional Council adopted the following resolution after consideration of the Chairman's report:

"That the Court House vicinity east of Highway 10, with a frontage on Highway 10, south of Steeles Avenue to the northern limit of the Parkway Belt, be the favoured location for the Regional Centre Complex, on the basis of minimal participation by the Federal and Provincial Governments and the private sector; And further, that the property presently owned by the Region at the rear of the Court House be retained at least until a general land use has been established for this area; And further, that private proposals be invited from landowners and other interested persons for schemes of development incorporating a Regional Centre Complex, in accordance with the general guidelines to be prepared by the Chief Administrative Officer, the Chief of Police, and approved by Council; And further, that the above recommendations be forwarded to the Peel Board of Education, the Peel Dufferin Separate School Board, Peel Regional Board of Commissioners of Police and the Peel Board of Health for endorsement before any action is taken to implement the third clause of this resolution."

August 12, 1976 Regional Council passed a resolution which reads in part:

"...that the Region of Peel affirms its position of July 17, 1975, that the Region support the general role

UB-2(m)

page 5

of Mississauga serving as the regional centre for the Region of Peel and the concept of a city core in Central Mississauga..."

November 30, 1976 Memorandum from Chief Administrative Officer to the Chairman and Members of the Administration and Finance Committee regarding Regional Centre Complex. In this memo, it is indicated that the two School Boards will not be able to participate in the project; the Board of Health would like to be involved but has made interim accommodation arrangements; and the Board of Police Commissioners is anxious to proceed with any suitable accommodation in the vicinity of the proposed Complex.

February 10, 1977 Regional Council approved the following resolution:

"That the plans prepared by Montague-Pound Associates for the proposed Regional Complex site adjacent to the County Court House be reviewed by the Commissioner of Planning and that both the plans and Commissioner's comments be referred to the City of Brampton Official Plan Task Force for comment with regard to Brampton Official Plan amendment; And further, that the plans also be referred to Mississauga and Caledon for comment."

February 28, 1977 Mississauga City Council adopts recommendation 239 of General Committee Report 7-77, as follows:

- UB-2(n)
- "(a) That the City of Mississauga recommend that the site of the Regional Centre Complex be in the Mississauga Core Area; and further, that the City of Mississauga investigate the possibilities of including the future Mississauga City Hall into this government complex so as to create a Regional-Municipal Government Complex.
- (b) That the above recommendation be referred to the Staff for investigation and report."

SUMMARY MATRIN (UNWEIGHTED)

APPENDIX B

UB.26)

	BRAMALEA	DOWNTOWN BRAMPTON	COURT HOUSE & VICINITY	MISSISSAUGA CORE AREA
AUTOMOBILE ACCES	Remote	Congested	Good	Possible Congestion
PUBLIC TRANSIT	Good - Local	Good - Local - Inter-Regional	Poor - Local	Best
PUBLIC SCHOOL BOARD	No Interest	No Interest	Acceptable	Good
SEPARATE SCHOOL BOARD	No Interest	No Interest	Preferred	Acceptable
HEALTH BOARD	No Interest	Acceptable	Preferred	Acceptable
POLICE	No Interest	No Interest	Preferred	No Interest
POST OFFICE	Existing	Existing	Would Consider	Existing
FEDERAL	Low Interest	Acceptable	Little Interest	Preferred
PROVINCIAL	Low Interest	Acceptable	Little Interest	Preferred
PRIVATE	Low Interest	Low Interest	Little Interest	Preferred
TIMING	Short	Protracted	Short	Protracted
COSTS	\$ 8.40	\$ 11.39	\$ 8.71	\$ 10.05
FUTURE URBAN STRUCTURE	Not Significant	Significant	Significant	Adds to
SOCIO/ECON. IMPACT	Not Significant	Supportive	Not Significant	Supportive
TRANS. IMPACT	Light	Heavy	Auto - Light Transit - Heavy	Auto - Medium Transit - light
IMAGE & PHYSICAL FORM	Existing	Good	Best	Good

UB-26

	BRAMALEA	DOWNTOWN BRAMPTON	COURT HOUSE & VICINITY	MISSISSAUGA CORE AREA
SHARED	Existing	52,700	57,700	57,700
REGION	22,100 sq. ft.	61,265	61,265	61,265
PUBLIC SCHOOL BOARD	Nil	Nil	50,700	50,700
SEPARATE SCHOOL BOARD	Nil	Nil	18,650	18,650
HEALTH BOARD	Nil	20,500	20,500	20,500
POLICE	Nil	Nil	144,000	Nil
POST OFFICE	Existing	Existing	4,500	Existing
* FEDERAL	20,000 sq. ft.	100,000	Nil	200,000
* PROVINCIAL	20,000 sq. ft.	20,000	Nil	200,000
* PRIVATE	Nil	20,000	Nil	180,000
RETAIL	Existing	Existing	3,000	Existing
HEALTH CLUB	15,000	15,000	15,000	15,000
TOTAL	77,100 sq. ft.	289,465 sq. ft.	375,315 sq. ft.	803,815 sq. ft.
** RENTAL RATE	\$ 8.40	\$ 11.39+	\$ 8.71	\$ 10.05

* Conjecture estimates only - based upon Phase I Study maximum scale combined with levels of interest expressed.

** Gross rent/net square foot - in 1977 dollars.

UB-2(g)
CITY PLANNING STAFF INTERNAL MEMO

APPENDIX C

MEMO TO: W. WAITE
FROM: G. JOHNSTONE
DATE: FEBRUARY 23, 1977
RE: REGIONAL MUNICIPALITY OF PEEL - REGIONAL CENTRE COMPLEX

As you requested, I have reviewed the two reports prepared by ARCOP Associates in conjunction with the above subject. The two reports were prepared in sequence, the first being titled, Phase I: Design Context, and the subsequent report, Phase II: Site Location Analysis. The Design Context report was commissioned February 1975, and received in July 1975. The Site Location Analysis report was commissioned September 1975, and received November 1975.

PHASE I: DESIGN CONTEXT

This report explores broad policy alternatives as to the size and scope of a Regional Centre. It examines the office needs of various Regional functions; Regional Government, School Boards, Board of Health and Police Commission, and the potential for sharing of facilities by these functions. The report also examines the potential for involvement by the Federal and Provincial Governments as well as the private sector.

UB-26

Two possible scenarios for the Proposed Regional Centre are developed and analyzed. The first scenario contains provision only for the requirements of Regional functions, the second scenario adds to the first basic core scenario a substantial amount of private and senior government office space.

It is the conclusion of the consulting team that scenario two is the most desirable course of action for the following reasons:

1. enhances the Regional "image";
2. increases the Regional tax base;
3. would act as a catalyst to private investment focussing much of the growth expected in Peel;
4. the potential for shared facilities is significant.

In arriving at the above recommendation, the report also makes other comments which have major implications for the analysis of potential locations. The point is made that the potential for shared facilities with the Police Department, other than infrastructure such as roads, landscaping and parking facilities, is minimal. The report also stresses the importance of a major transportation link if Federal and Provincial participation is to be encouraged. This participation by senior levels of government is also a key to attracting private sector investment.

UB-2(s)

- 3 -

APPENDIX C
page 3

PHASE II: SITE LOCATION ANALYSIS

This report examined the merits of the following locations:

1. Square One and vicinity in Mississauga;
2. Court House and vicinity in Brampton;
3. Downtown Brampton;
4. Present Regional offices in Bramalea.

When discussing the implications of the development of a Regional Centre Complex, the consultants stressed that the location selected should exhibit the following characteristics:

1. have good automobile and public transit access;
2. be centrally located for the majority of the Peel residents;
3. satisfy, to as great an extent as possible, the specific user requirements of the various services;
4. if necessary, be well located in a private sector marketing sense;
5. be such that the regional center is compatible with the surrounding environs;

UB-2(t)

6. high quality image.

The site location study recommends two locations as having the greater potential in meeting the objectives of the Regional Municipality. These locations are the Mississauga Core Area and the Court House vicinity. The report makes no attempt to differentiate between the potential of these two locations.

The recommendations are based on an evaluation of the four possible locations against sixteen factors varying from automobile access to the level of interest expressed by potential users. These sixteen factors are shown in the attached summary matrix from the report.

There are several problems inherent in the approach used by the consulting team. First, the factors are not weighted so that the relative importance of a factor such as the availability of public transit versus the interests of a small user (five employees) such as the Federal Post Office is not expressed. Second, the relative difference between locations with respect to any one factor is not measured in objective terms with the exception of the relative cost estimates. Third, the consulting team has reached conclusions with regard to certain factors which are definitely judgmental and quite open to question.

UB-2(u)

a) Weighting of Factors

In order for the factors used in the evaluation of the four possible locations to have significance, they must be weighted in accordance with their relative importances vis-a-vis the objectives in developing a Regional Centre Complex.

The consultants's considered the following objectives at each location:

1. good automobile and public transit access;
2. that it should satisfy the locational requirements of the various users;
3. that it fit into the expected urban structure for Peel;
4. that it be readily identifiable with a high quality image.

It is considered that this list of objectives lacks one vital component; i.e. that the maximum "catalyst" or "seeding" value of the Regional Centre Complex be realized in order to achieve a balance between labour force and employment opportunities in the Region of Peel.

UB-26

If such a weighting were attached to the factors considered in the analysis, it would reflect the importance of factors such as automobile and public transit access, the socio-economic impact of such a development (catalyst potential) and give lesser importance to such user needs as the Post Office and Police Department since these users are not critical to the success of the centre.

b) Ranking by Individual Factor

Differentiating each location with respect to each individual factor is probably one of the more serious weaknesses of the report. Examples of this situation occur throughout the consultant's analysis; therefore, in order to document these problems, we have considered each factor with regard to the assessment of the two recommended locations.

1) Automobile Access

In this example, the Mississauga location is categorized as geographically remote and demographically central versus a categorization of geographically central and demographically central for the Court House location. In this case, it is the categorization of the Court House location which is questionable. The geographic centre of the region is somewhere immediately north and east of Snelgrove so that the Brampton and Bramalea locations are definitely more geographically

UB-2(w)

central, however important this factor may be. Second, the consultant's analysis of accessibility by travel distance indicates that the Mississauga location will always be significantly more central in a demographic sense than the Court House location. In fact, the Court House location is only slightly better than the downtown Brampton location classified as demographically reasonable.

ii) Public Transit

There is little to question in the consultant's analysis related to this factor except to point out the magnitude of the difference between the Court House and the Mississauga locations with respect to present and expected levels of local and inter-regional transit service.

iii) School Boards

There is little concrete evidence to differentiate between the two locations with respect to the needs of the School Boards. They experience the same problem of weighting the merits of geographic versus demographic centrality.

UB-26

iv) Health Board

Shows strong preference for Court House location to solve problem of remoteness of Caledon. Again relates strongly to demographic versus geographic centrality issue.

v) Police Department

States that Court House location is the only acceptable location. The point to be stressed here is that the Police Department is not an essential component of the Regional Centre since its potential for sharing of facilities is minimal. Reasons why the Court House is the only acceptable location are not discussed in the consultant's report.

vi) Federal and Provincial Governments

Both senior governments express a strong inclination towards the Mississauga Core location. The key element in these factors is to obtain some indication or measure of the difference between the high interest in the Mississauga Core location and the limited or non-interest in the Court House location.

vii) Private Investors

This group has an established interest in the Mississauga Core location and minimal or no interest in any other

UB-2(y)

location. The potential catalyst value of the Regional Centre Complex would therefore be significantly greater in the Mississauga location.

viii) Future Urban Structures

The effect of the location proposed Regional Centre Complex is difficult to measure. However the consultant's summary matrix indicates that it adds to the urban structure proposed for the Region of Peel if located in the Mississauga Core and has a "significant" effect if located at the Court House location. What is not said in the summary is that "significance" may be disruptive rather than constructive in that it disperses Brampton/Bramalea business activity. It is also not clear whether the extension of urban growth further south in Brampton is a desirable or non-desirable attribute.

ix) Economic and Social Impact

Ranking in importance with the accessibility criteria is this factor which is strongly related to the goals of attaining balance between labour force and employment and a high social/cultural image. The Mississauga Core location ranks far ahead of the Court House location in all elements of this factor. This is best summarized in the development potential

UB-26

of the Court House versus the Mississauga Core location as the consultants indicate that the Mississauga location could expect more than twice the amount of commercial office space as the Court House location without consideration of the continued multiplier effect on private investment decisions.

x) Image and Physical Form

On this factor, the Court House location is ranked as best with the Mississauga Core location ranked good. The major reason for the difference seems to relate to the freestanding nature of a development in the Court House area. No mention is made of the broader range of cultural facilities that would be provided in the Mississauga Core location which would be associated with the Regional Centre Complex. These cultural facilities would have a regional impact at the Mississauga Core versus a very local impact at the Court House.

xi) Timing

On this factor, the consultant said that the timing of a centre at the Court House would be short versus a protracted time span at the Mississauga Core location. They base this conclusion on the fact that at the end of 1975, the Mississauga Official Plan was still two to three years from

UB-2(a)

completion and secondly, that negotiations for purchase or lease arrangements over land owned by developers would be more complex in the Mississauga Core location. The point concerning the Mississauga Official Plan is not a valid one since the consultant has chosen to ignore the fact that Brampton is also preparing a new Official Plan which will have to be considered before a development is finalized at the Court House location. Neither Brampton's Official Plan nor the Regional Official Plan is as far into the planning process as is Mississauga's Official Plan.

The second point concerning the negotiations with developers and land owners is valid only to the extent that the Region intends to develop on its own land. The Mississauga Core Area has large blocks of land under single ownership which would tend to streamline the negotiation process. If the Regional Centre is developed by private interests and leased back, the timing of negotiations for either location could be similar.

xii) Costs

In terms of gross rent per square foot, the Court House location is less expensive than the Mississauga Core location (\$8.71 versus \$10.05 per square foot). The relative importance of this factor should not be ranked too high since

UB-2(b)

there are other costs which may be more important.

Independent research (Bosti Inc., 1972) has shown that over a 40 year time period, the typical economics of a firm would be as follows:

Cost of People to process information	92%
Maintenance and Operation	6%
First Cost of Building	2%

The ratio between "people" costs and all other costs when measured over the whole life of the system is in the order of 11:1. This is a conservative estimate as some research shows the ratio as high as 20:1.

CONCLUSIONS

It is the conclusion of this report that the ARCOP Associates studies do not attach enough significance to the weighting of factors in their location study to justify their recommendations.

It is the opinion of this report that the Mississauga Core location ranks first in almost all of the most important factors and that the merits of the Mississauga Core location are far ahead of the Court House location in most of the critical factors. For example, how can one compare the level of public

UB-2 (cc)

transit expected in the Mississauga Core location with the lack of transit at the Court House location?

The Mississauga Core should rank first as a potential location for the Regional Centre Complex for the following reasons:

- it is the most accessible location for Regional residents;
- it offers the greatest potential for the Regional Centre to act as a catalyst for private office development thereby moving toward a balance between labour force and employment;
- it offers a location within four miles of four major inter-regional highways;
- the Regional Centre could be combined with cultural facilities serving the entire region, and therefore attain a high quality image;
- it fits in with all proposed urban structure proposals at the Provincial, Regional, and local scale.

Good

G. Johnstone

GJ:ls



City of Mississauga
MEMORANDUM

K-8

Mayor & Members of Council
City of Mississauga
Dept.

From E. J. Dowling
Dept. General Manager - Transit

RECEIVED
REGISTRY NO. 2694
DATE APR 7 1977
FILE NO. 21-77
112-77
CLERK'S DEPARTMENT

April 6, 1977

Ladies & Gentlemen:

SUBJECT: Awarding of Contract on Tender T-MT-3-1977 for Furniture and Equipment for Mississauga Transit Maintenance Facility

COMMENTS:

Attached is a summary of tenders which were received and opened at a public tender opening on Tuesday, April 5, 1977.

Previously, Council had approved a budgeted figure of \$125,000. for the furniture and equipment. All bids received were under this amount.

Each bid has been reviewed and evaluated by the Architects, Moffet & Duncan, and they have recommended that the contract be awarded to Simpsons Contract Division, who have meet the specifications requirements and are the low bidders.

RECOMMENDATION:

That Council approve the tender bid of Simpsons Contract Division for the furniture and equipment (Mississauga Transit Maintenance Facility) in the amount of \$89,827.47. This being the lowest tender received and further

That Council authorize the execution of an agreement between Simpsons Contract Division and the City of Mississauga, for the furniture and equipment for the Mississauga Transit Maintenance Facility.

✓ TO BE RECEIVED
RESOLUTION AVAILABLE
BY-LAW

EJD/mf
Att.

Respectfully submitted,

E. J. Dowling
General Manager

R-8(a)

TENDERS FOR FURNITURE AND EQUIPMENT
for
MISSISSAUGA TRANSIT MAINTENANCE FACILITY
City of Mississauga Tender TMT-3-1977

Simpsons Contract Division
49 Gervais Dr.
Don Mills, Ontario

\$ 89,827.47

P.O.I. Business Interiors
250 Bloor St. E.
Toronto, Ontario

\$ 90,023.68 (Corrected price)

Parkwood Contract Interiors Ltd.
3 Church St. 5th Floor
Toronto, Ontario

\$ 91,577.97

Eatons Contract Sales
Unit 3
31 Progress Ave.
Scarborough, Ontario

\$ 92,646.06

Dermody & Morrow Interiors
3228 South Service Rd.
Suite 109E
Burlington, Ontario

\$ 95,787.92

H. E. Williams Contract Interiors
2465 Cawthra Rd.
Mississauga, Ontario

\$ 96,327.27

Coopers Office Supply Co. Ltd.
397 Queen St. W.
Toronto, Ontario

\$103,595.95

Buro Decor Inc.
12 Progress Ave.
Toronto, Ontario

\$103,643.00

Freeman Mfg. Ltd.
477 Ellesmere Rd.
Scarborough, Ontario

\$107,616.65

NOTE:

Brian G. Holmes Ltd.
60 Adelaide St. E.
Toronto, Ontario

\$ 64,400.86 (Did not complete bid
on all items specified)

P.A.J. Office Interiors Ltd.
25 Mallard Rd.
Don Mills, Ontario

NO BID



City of Mississauga

MEMORANDUM

To MAYOR AND MEMBERS OF COUNCIL From Mr. Basil Clark, Q.C.
Dept. City Solicitor

April 7, 1977.

SUBJECT:

Fieldgate Homes - Part 7, Plan 43R-1348,
and Part 8, Plan 43R-1347, File T-24548

ORIGIN:

General Committee meeting of April 6, 1977.

COMMENTS:

In view of the fact that the Town of Mississauga entered into a supplementary engineering agreement, and in that agreement agreed to allow this property to be developed under the existing development agreement with S.B. McLaughlin and Associates Limited, (the Big 3 agreement), then the request of Mr. W. Bodrug, contained in his letter of December 16, 1976, should be granted, and the lot levies to be paid in respect of the land in question, be the social and recreation amenities levies under the Big 3 agreements. All other current charges and deposits shall apply.

Council should know that neither the Clerks Department nor the Legal Department knew of the existence of this supplementary engineering agreement when this matter was discussed and decided upon.

This points out the importance of having all similar matters dealt with in an appropriate type of agreement, i.e.;

- (a) all financial matters should be dealt with in a financial agreement,
- (b) all engineering matters should be dealt with in an engineering agreement, and
- (c) all purely "site plan" matters should be dealt with in a 35a agreement.

- 2 -

April 7, 1977.

RECOMMENDATION: That the social and recreation amenities levies under the Big 3 agreements be paid in respect of Fieldgate Homes, Part 7, Plan 43R-1348, and Part 8, Plan 43R-1347, File T-34548.

BC:bd


Basil Clark, Q.C.
City Solicitor.

CITY OF MISSISSAUGA

MINUTES

MEETING NUMBER SIXTEEN

NAME OF COMMITTEE: GENERAL COMMITTEE OF COUNCIL

DATE OF MEETING: April 6, 1977, 9:15 a.m.

PLACE OF MEETING: Council Chambers.

MEMBERS PRESENT: Chairman: Councillor Taylor
Mayor Searle; Councillors Spence,
Bean, Hooper, Butt, Leavers and
McCallion. Councillor Kennedy
arrived at 9:35 a.m.

MEMBERS ABSENT: Councillor McKechnie.

STAFF PRESENT: W. Taylor, E. Halliday, B. Clark,
T. Julian and J. LeFevre. I. F.
Markson, R. Edmunds, and W. Munden
also attended part of the meeting.

DELEGATIONS - 9:15 A.M.

- A. Messrs. G. Clarkson and P. Williams of the Credit
Valley Conservation Authority.
SEE ITEM #1
- B. Mr. Brian Ashley of N.V. Downing and Associates Limited.
SEE ITEM #2
- C. Mr. Michael K. Eisen, Solicitor.
SEE ITEM #3

MATTERS FOR CONSIDERATION:

1. Council, on March 14, 1977, passed the following resolution:
"That the Water Management Section of the Credit
Valley Conservation Authority be requested to make
a presentation before the Council of the City of
Mississauga regarding the Waterfront Plan, as
soon as possible."

April 6, 1977

Mr. G. Clarkson, Chairman, and Mr. F. Williams, Waterfront Manager, Credit Valley Conservation Authority, attended the meeting. Mr. Clarkson addressed the Committee and outlined the work presently being carried out by the Conservation Authority along the Waterfront with particular reference to Port Credit Park and Albert Crookes Park. Reference was made by Mr. Clarkson to the creation of land in the Lake. He asked if it was the Council's intention to continue the filling operation or to stop it. A very lengthy discussion followed Mr. Clarkson's address.

Mr. Williams then addressed the Committee with reference to the proposed 1977 Waterfront Development Program budget. Councillor Bean recommended that the presentation by Messrs. Clarkson and Williams be received and that the proposed budget be referred to the Current Budget discussions. This recommendation carried.

File: 110-77 See Recommendation #490 (F. Bean)

2. The Committee considered a letter dated March 24, 1977, from Mr. Brian Ashley with reference to a proposed Commercial building at 1706 Dundas Street East. This property is classified as an Outmoded Commercial Zone. Mr. Ashley appeared before the Committee and outlined the processing which had taken place regarding this proposal. He indicated that it was not until he was in a position to apply for a building permit that he was advised of the Outmoded Commercial zone status. Councillor Butt stated that he had discussed the matter with Mr. Ashley and suggested that Mr. Ashley meet with Mr. Adamson of the Planning Department in order to resolve the problem. It was Councillor Butt's opinion that an exemption could probably be granted in this particular case. On a motion by Councillor Butt this item was referred to Council on April 12, 1977, without a recommendation.

File: 25-77

April 6, 1977

3. Report dated March 25, 1977, from the City Solicitor with reference to Amusement Arcade By-law. A copy of the proposed by-law was attached. The Committee was advised that this proposed by-law also repeals By-law 659-76. Mr. Clark recommended that the by-law be executed by Council.

Also attached to the agenda was a copy of a letter dated March 31, 1977, from Mr. Michael K. Eisen, solicitor representing North American Amusement Limited, who operate the Square One Amusement Arcade. Mr. Eisen appeared before the Committee and advised that his client was concerned about Clause 11, subsections (b) and (c). Subsection (b) prohibits any person under the age of 16 to be present on the premises during regular school hours, and Subsection (c) prohibits persons under the age of 16 from being present on the premises, after 6:00 p.m. if he or she is not accompanied by a parent or guardian. Mr. Eisen stated that persons under the age of 16 constitute a significant portion of his client's business and requested clarification of the words "regular school hours" and further, that subsection (c) be amended to read after 7:00 or 7:30 p.m. Considerable discussion took place regarding Mr. Eisen's requests. It was the opinion of the Committee that the by-law should remain in its present form.

Councillor Butt expressed concern with respect to service clubs which sometimes hold carnivals in the City to support various programmes and charities and these clubs will be unable to do so if the proposed by-law is passed. He suggested that the City Solicitor investigate this problem and amend the by-law accordingly. On a motion by Mr. Butt, Mr. Eisen's presentation was received and the by-law was referred back to the City Solicitor for report back to the General Committee.

File: 9-77 See Recommendation #449 (T. Butt)

4. A representative of S. B. McLaughlin was to appear with reference to Item 2 on the agenda, proposed plan of subdivision T-24548, Fieldgate Developments. However, due to the length of the previous deputations, this delegation left the meeting. Mayor Searle recommended that the matter be referred to Council without a recommendation.

File: T-24548

April 6, 1977

5. At its meeting on January 26, 1977, the General Committee considered an alternative to Scenario 2 of the Mayor's Independent Commission on Ward Boundaries prepared by the Mississauga Valley Community Association. The Committee recommended:

"That the Ward Boundaries as proposed by the Mississauga Valley Community Association be received and adopted in principle and be referred to the Boards of Education, City Staff and members of Council with a request to submit comments, in writing, to the City Clerk."

The following material was attached to the agenda:

- (a) Alternative to Scenario 2 prepared by the Mississauga Valley Community Association;
- (b) Submission dated February 24, 1977, from the Peel Board of Education.

The following material was distributed at the meeting:

- (a) Proposal by Councillor Hooper on Ward Boundaries;
- (b) Letter dated April 5, 1977, from the West Erindale Homeowners Association, addressed to Councillor Hooper stating that this Association endorses Proposal #1 prepared by Councillor Hooper;
- (c) Letter dated April 5, 1977, from Mr. T. McAuliffe, Ward 6 Trustee on the Peel Board of Education, advising that he supports the Mississauga Valley Community Association proposal.

On a motion by Councillor Kennedy, Councillor Bean occupied the chair for the discussion of this particular item.

Councillor Bean read the following motion proposed by Councillor Taylor:

"Whereas the City of Mississauga has recognized the urgent need to realign ward boundaries to provide a more equitable representation by population; and Whereas it is intended that Council make a decision based not on individual political protectorates, but on sound community and social criteria; and Whereas the Mayor's Independent Commission on Salaries of Elected Officials and Ward Boundaries has been recognized by Council as the basis for any realignment; and Whereas the Council has given approval in principle to the MVCA proposals that has as its base the Commission's recommendations; and

Continued....

ITEM 5 CONTINUED:

-5-

April 6, 1977

Whereas the Peel Board of Education has endorsed the M.V.C.A. proposal;
Therefore be it resolved that the City of Mississauga adopt the MVCA proposed ward alignments and that the Clerk proceed to finalize these boundaries through the Ontario Municipal Board."

Councillor Bean then read the following motion proposed by Councillor Hooper:

"Whereas response to Councillor Hooper's proposal for Ward boundaries has not as yet arrived from the various groups who have indicated their interest;
and
Whereas the entire matter of "Ward Boundaries" is of extreme importance and should be debated at length;
Therefore be it resolved that the matter of Ward Boundaries be deferred to a special Council meeting to be called by Council for a date no later than April 29th, 1977."

A short discussion took place regarding these motions.

A motion for recess was made at 12:05 p.m. The meeting reconvened at 1:40 p.m.

MEMBERS PRESENT:

Mayor Searle (left at 2:00 p.m.);
Councillors Kennedy, Bean, Taylor,
Hooper (left at 2:10 p.m.), Butt,
Leavers and McCallion.

MEMBERS ABSENT:

Councillors Spence and McKechnie.

Discussion carried on with reference to the Ward Boundaries, with Councillor Bean still in the chair.

Councillor McCallion suggested to Councillor Hooper that he amend his motion so that a specific date will be set for the meeting at which the Ward Boundaries will be discussed. He agreed to this amendment and the Committee decided to hold the meeting on May 4, 1977, at 7:30 p.m. Councillor Hooper's motion as amended, was then voted on and carried.

File: 187-76

See Recommendation #451 (F. Hooper)

April 6, 1977

Councillor Taylor returned to the Chair for the remainder of the meeting.

6. Report dated March 31, 1977, from the City Clerk with reference to resolutions from other Municipalities. Mr. Julian recommended that the policy adopted by Council on November 4, 1974, with respect to resolutions received from other municipalities for endorsement, be reinstated. Councillor Bean suggested that the word "immediate" be deleted from line one of clause 2. Councillor Butt recommended that the policy, as amended, be approved. This recommendation carried.

File: 67-77

34-77

See Recommendation #452 (T. Butt)

7. Report dated March 29, 1977, from the Commissioner of Administration and Chairman of the Suggestion Awards Board with reference to the Suggestion Awards Programme. Mr. King recommended:

- (a) That Council approve the implementation of suggestions 5 and 6 set out in his report, and that an award of \$250.00 be approved for suggestion #5 and an award of \$25.00 for suggestion #6.
- (b) That Council approve suggestion #19 in principle, with an award of \$25.00 for this suggestion.

Councillor Bean suggested that the presentation to the persons who made the suggestions, take place at an evening Council meeting.

File: 71-77

Approved

See Recommendation #453 (H. McCallion)

8. Report dated March 22, 1977, from the Property Agent in which he recommended that the sum of \$28,250.00 be accepted as the cash payment in lieu of the 5% land dedication in connection with 13 lots and Block B zoned R3, File T-24773, part of block D, Plan E-26, C. B. Martin Subdivision, located north of Paisley Boulevard East, and east of Cooksville Creek.

File: T-24773

Approved

See Recommendation #454 (T. Butt)

April 6, 1977

9. Report dated March 21, 1977, from the Property Agent in which he recommended that the sum of \$2,500.00 be accepted as the cash payment in lieu of the 5% land dedication in connection with one R1 lot created on Knareswood Drive by application B 142/76-M, Hugh Raymond Wharton.
- File: 66-77
- Approved See Recommendation #455 (F. Leavers)
10. Report dated March 24, 1977, from the Property Agent in which he recommended that the sum of \$5,865.00 be accepted as the cash payment in lieu of the 5% land dedication in connection with application B 26/77-M, Kamato Holdings Limited, being a 1.173 acre parcel at the south-west intersection of Jayson Court and Ambler Drive, zoned M1.
- File: 66-77
- Approved See Recommendation #456 (T. Butt)
11. Report dated March 29, 1977, from the Property Agent in which he recommended that the sum of \$1,500.00 be accepted as the cash payment in lieu of the 5% land dedication in connection with one R4 lot created on Second Line West, by application B 112/76-M, Palmerino Salvatore.
- File: 66-77
- Approved See Recommendation #457 (H. Kennedy)
12. Report dated March 25, 1977, from the Property Agent in which he recommended that the sum of \$2,500.00 be accepted as the cash payment in lieu of the 5% dedication of land in connection with one R1 lot created by application B 4/77-M, Dickson Road, Serotiuk and Grella.
- File: 66-77
- Approved See Recommendation #458 (H. Kennedy)

April 6, 1977

13. Report dated March 23, 1977, from the Property Agent with reference to Paisley Boulevard Extension and Heck Property, 227 Queensway West. Mr. Wilkinson recommended that he be authorized to commence expropriation procedures for road purposes in connection with part of Lot 15, Range 2, S.D.S., parts 1, 2 and 3, Plan 43R-4625.

File: OZ-32-73
18-77

Approved

See Recommendation #459 (F. Hooper)

14. Report dated March 28, 1977, from the Property Agent with reference to Ring Road and King Street Extension, Shell Canada Limited Property, 2515 Hurontario Street. Mr. Wilkinson recommended that he be authorized to acquire the total Shell Company holdings for the King Street Extension.

File: P. 14-72

Approved

See Recommendation #460 (T. Butt)

15. Report dated March 22, 1977, from the Property Agent with reference to a proposed fire hall site, Britannia Road West, Lee Property (Streetsville). Mr. Wilkinson recommended that the Agreement of Purchase and Sale covering a parcel of land 125 feet by 284 feet more or less on the north side of Britannia Road, part Lot 6, Conc. 5, W.H.S., for a fire hall site, be executed by the City.

File: 41-77

Approved

See Recommendation #461 (T. Butt)

16. Letter dated March 24, 1977, from the City of Windsor setting out a resolution passed by the Windsor City Council regarding a request that the Ontario Police Commission and the Attorney General of Ontario reconsider the need for a separate Police controlled computer. The City was requested to endorse this resolution.

File: 67-77

Received

See Recommendation #462 (T. Butt)

April 6, 1977

17. Report dated March 18, 1977, from the Commissioner of Engineering, Works and Building with reference to Noise Abatement Measures in Buildings. Mr. Taylor recommended:

- (a) That for all dwelling units for which noise abatement measures are required to the satisfaction of the City, be required to provide the following:
 - (i) oversized air ducting;
 - (ii) double glazed windows;
 - (iii) a central air conditioning unit installed in the furnace;
 - (iv) other measures that may be deemed necessary.
- (b) That the provision of a central air conditioning unit may be waived by the individual purchaser of a property which is subject to noise abatement measures by using a waiver form duly executed and witnessed by both the home purchaser and the builder of the home; such waiver to be filed with the Building Division as evidence of compliance with condition (iii) above.

A copy of the proposed waiver was attached. This waiver was approved by the City Solicitor.

Councillor Butt expressed concern about this proposal. His main concern was how this would affect a prospective purchaser of a home where the first purchaser had waived the condition. On a motion by Councillor Butt, the matter was referred to the City Solicitor for a report back to the General Committee; the report to be prepared in consultation with the Planning Commissioner and the Commissioner of Engineering, Works and Building.

File: 26-77
34-77

See Recommendation #463 (T. Butt)

18. Report dated March 24, 1977, from the Commissioner of Engineering, Works and Building with reference to parking restriction on Lakeshore Road in "lay-bys" on north side. This report was prepared as a result of a letter dated January 25, 1977, from the Clarkson Village Centre Businessmen, a copy of which was attached. Mr. Taylor recommended that parking be restricted to one hour from 8:00 a.m. to 6:00 p.m. Monday to Saturday in the "lay-bys" on the north side of Lakeshore Road, east of Clarkson

Continued....

ITEM 18 CONTINUED:

-10-

April 6, 1977

Road; and further, that the draft by-law amendment incorporating this change, be enacted by Council.

File: 86-77

Approved

See Recommendation #464 (H. Kennedy)

19. Report dated March 22, 1977, from the Commissioner of Engineering, Works and Building with reference to Fire Access Route By-law (110 Caven Street, 3025 Queen Victoria Drive, 275 North Service Road, and 3421-3445 Fieldgate Drive). Mr. Taylor recommended that the by-law amending Traffic By-law 234-75 as amended, be approved; and further, that the agreement forms accompanying this by-law revision, be executed by the Mayor and the Clerk.

File: 86-77

Approved

See Recommendation #465 (H. Kennedy)

20. Report dated March 21, 1977, from the Commissioner of Engineering, Works and Building with reference to a request by Mrs. C. Gaynor, Crossing Guard Supervisor, to prohibit "U" Turns at the northerly intersection of Central Parkway East and Mississauga Valley Boulevard. Mr. Taylor recommended that the draft by-law amendment to By-law 234-75, as amended, be approved incorporating Schedule XX, Prohibited U Turns and that "U" Turns be prohibited on the northbound approach on Central Parkway and Mississauga Valley Boulevard (northerly intersection).

File: 86-77
46-77

Approved

See Recommendation #466 (H. Kennedy)

April 6, 1977

21. Report dated March 28, 1977, from the Commissioner of Engineering, Works and Building with reference to streetlighting on Jaguar Valley Drive. This report was prepared as a result of a complaint received by Councillor Taylor from Mr. Cribar of 3170 Kirwin Avenue. Mr. Taylor recommended:

- (a) That one 250 watt mercury vapour luminaire be placed on a hydro pole at the first bend in Jaguar Valley Drive at an estimated cost of \$350.00.
- (b) That the funds for this installation be taken from the Miscellaneous Streetlighting from current funds account for 1977.

File: 27-77

Approved

See Recommendation #467 (H. McCallion)

22. Report dated March 29, 1977, from the Commissioner of Engineering, Works and Building, with reference to the construction of an interchange at Queen Elizabeth Way and Cawthra Road. Also attached was a copy of a letter dated March 22, 1977, from the M.T.C. and a copy of General Committee Extract, May 26, 1975. Mr. Taylor recommended:

- (a) That Council authorize the Mayor and the Clerk to execute the three copies of the agreement between the M.T.C. and the City for the construction of an interchange at the Q.E.W. and Cawthra Road.
- (b) That the executed documents and the certified copy of the by-law authorizing the execution of the agreements be forwarded by the City Clerk to the M.T.C. Regional Solicitor.
- (c) That the cost of the related construction assessed directly as City responsibility and estimated to be \$115,000.00 be included as a 1978 Capital Works Item and contained in the 1978 budget.

Mr. Taylor advised the Committee that part of the City works would be minor upgrading of the streetlighting and that the cost for this was included in the \$115,000.00.

File: 22-77
18-77
33-77

Approved

See Recommendation #468 (T. Butt)

April 6, 1977

23. Report dated March 29, 1977, from the Commissioner of Engineering, Works and Building with reference to 5835 Airport Road, Park N'Fly Sevent Series Limited. Also attached was a letter dated March 4, 1977, from John R. Casey, solicitor for the applicant requesting permission to allow a trailer office on the premises for a period of time, probably to the end of September 1977 in order that a permanent structure may be erected. Mr. Taylor recommended that the trailer owned by Seventh Series Limited and located at 5835 Airport Road, be permitted to remain on the property until September 1977, provided that they make application for building permit by May 1, 1977, and provided that an undertaking is submitted to the satisfaction of the Legal Department that the subject trailer will be removed from the property one way or another by September 1, 1977.

File: 25-77

Approved

See Recommendation #469 (H. McCallion)

24. Memorandum dated March 30, 1977, from the Property Agent to the City Manager with reference to the Municipal Offices Parking Lot and Bell Canada. Bell Canada requested permission from the City to park two 12 foot trailers at the extreme north end of the City parking lot for approximately one month. Council's permission is required as such a use is contrary to the Zoning By-law. Mr. Markson recommended that Bell Canada be given permission to park two 12 foot trailers on the City parking lot until April 30, 1977.

File: 25-77

Approved

See Recommendation #470 (H. McCallion)

25. Council, on March 28, 1977, passed the following resolution:

"That the Sign Committee be reinstated to deal with the preparation of a City Sign By-law for consideration by Council."

Continued.....

April 6, 1977

Councillor McCallion advised the Committee that the following persons had volunteered to sit on this Committee last year: Councillors Spence, McKechnie and McCallion. She stated that she was interested in being on this committee again and that Councillor McKechnie was also interested. Councillor Leavers and Butt also volunteered to sit on the committee. Councillor McCallion recommended that the following persons be appointed to the Sign Committee: Councillors Spence, McKechnie, Butt, Leavers and McCallion. This motion carried.

File: 2-77 See Recommendation #471 (H. McCallion)
25-77

26. Report dated April 1, 1977, from the Commissioner of Engineering, Works and Building, with reference to a proposed Sign By-law. A copy of the draft by-law was attached. Mr. Taylor recommended that the proposed by-law be referred to the Sign Committee of Council for consideration and recommendation.

File: 25-77

Approved See Recommendation #472 (H. McCallion)

27. Report 1-77 of the Traffic Safety Council meeting held on March 9, 1977. This report was approved as presented.

File: 179-77

Approved See Recommendations #476 to #485 Incl.
(H. Kennedy)

28. Report dated March 28, 1977, from the Commissioner of Planning with reference to Peel Region, Solid Waste Resource Recovery Facilities. All related material received from the Region of Peel, was attached. Mr. Edmunds recommended:

(a) That the proposed Region of Peel Waste and Energy Reclamation Project be endorsed in principle.

Continued.....

April 6, 1977

- (b) That the position of the City of Mississauga with respect to the possible rezoning of the Reed Paper site in the Malton area to accommodate the proposed project, be deferred until further information on the project is available via the field trip of similar existing projects.

File: 35-77

Approved

See Recommendation #473 (H. McCallion)

29. Report dated March 25, 1977, from the Commissioner of Planning with reference to proposed condominium CDM 76-137 The Aspen Planners Limited, part of Block H, Plan 952 located on the north side of Central Parkway East, east of Hurontario Street. Mr. Edmunds recommended that proposed condominium CDM 76-137, The Aspen Planners Limited, be recommended for approval to the Ministry of Housing, subject to the conditions outlined in the Planning Staff Report dated March 25, 1977.

File: CDM 76-137

Approved

See Recommendation #474 (H. McCallion)

30. Memorandum dated March 21, 1977, from the Director, Development Control, Planning Department, with reference to a draft by-law to amend By-law 5500, which by-law deletes restaurants as a permitted use in M1 industrial zones. Council was requested to determine whether or not a public meeting should be held in this regard. Also attached was the Planning Staff Report dated October 6, 1976, with reference to this matter; this report was adopted by Council on November 8, 1976. Councillor McCallion recommended that Council hold a public meeting. This recommendation carried.

File: 25-77

See Recommendation #475 (H. McCallion)

April 6, 1977

31. Report 1-77 of the Local Architectural Conservation Advisory Committee meeting held on March 28, 1977. This report was approved as presented.

File: 178-77

Approved

See Recommendations #486 to #494 Incl.
(H. Kennedy)

32. Report 3-77 of the Condominium Development Committee meeting held on March 29, 1977. This report was approved as presented.

File: 181-77

Approved

See Recommendations #495 to #498 Incl.
(F. Leavers)

The following additional items, not listed on the agenda, were considered by the Committee.

33. Report dated April 5, 1977, from the Commissioner of Planning with reference to the Regional Centre Complex and Mississauga Core Area. This report was requested by Council on February 28, 1977. Mr. Edmunds recommended:

- (a) That the Region of Peel be requested to consider locating the proposed Regional Centre Complex in the Mississauga Core Area, as part of a Regional-City government complex.
- (b) That the Region of Peel be requested to consult with all area municipalities in any reassessment of the location for a Regional Centre Complex.

This report was referred to Council on April 12, 1977, without a recommendation.

File: 140-77
115-77
35-77

April 6, 1977

34. Councillor McCallion requested that the Clerk prepare a resolution for Council's consideration dealing with preparation of Council agendas, with particular reference to "Unfinished Business" matters; this resolution to be on the Council agenda for April 12, 1977.

File: 83-77

The Committee decided, prior to moving In Camera, that the report dated March 28, 1977, from the Property Agent with reference to the Hart Estate Property, be referred to Council on April 12, 1977.

On a motion by Councillor Butt, the Committee moved In Camera at 2:30 p.m. Two reports were considered: Barrick Construction Property and Canadian Arsenals Property. Direction was given to the City Solicitor regarding the Barrick Construction Property, and the report on the Canadian Arsenals Property was referred to Council on April 12, 1977, to be considered In Camera at that time. No recommendations were forthcoming from the In Camera session. The Committee moved Out of Camera at 2:45 p.m.

RECOMMENDATIONS: As Per Report No. 16.

ADJOURNMENT: 2:45 p.m.